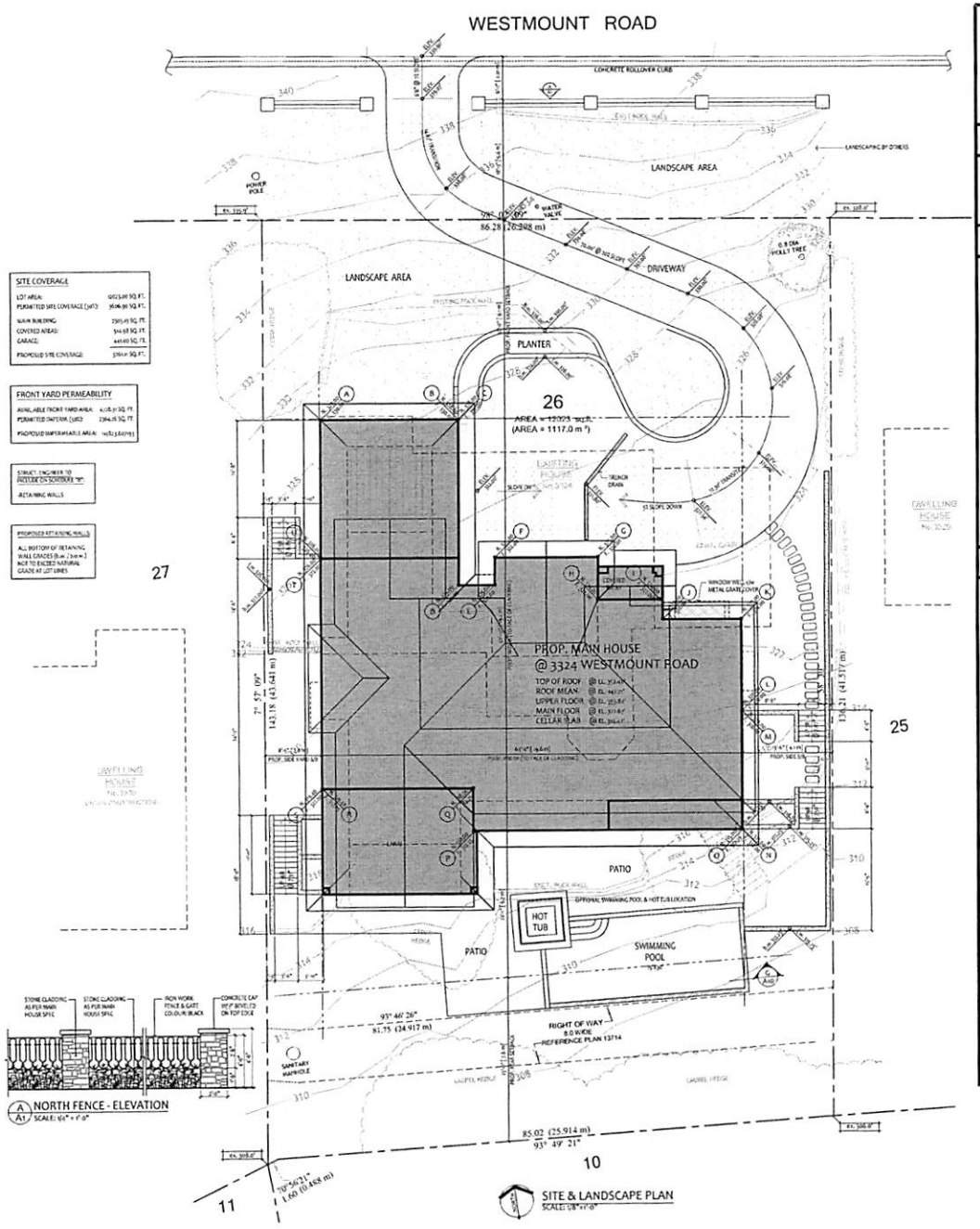


3324 WESTMOUNT ROAD
WEST VANCOUVER, BC (RS-3)

PROJECT CONTACTS:

OWNER(S):	BUILDING DESIGNER:	SURVEYOR:	STRUCTURAL ENGINEER:	BUILDER /GENERAL CONTRACTOR:
LINDA YANG	DESIGN MARQUE CONSULTING LTD. CONTACT: MARQUE THOMPSON #105 - 2433 BELLEVUE AVENUE WEST VANCOUVER, BC V7V 1E1 PHONE: 604 925 4101 EMAIL: design_marque@yahoo.ca	HOBBS, WINTER & MACDONALD, B.C. LAND SURVEYORS, #3 828 HARBOURSIDE DRIVE, NORTH VANCOUVER, B.C., V7P 3R9, TEL: 604-986-1371 FAX 604 986-5204 E-MAIL: admin@hwsurveys.com	...	...

PROJECT SUMMARY:

PROPOSAL:	SINGLE FAMILY DWELLING ATTACHED GARAGE
CIVIC ADDRESS:	3324 WESTMOUNT ROAD, WEST VANCOUVER, BC
LEGAL DESCRIPTION:	LOT 26, BLOCK B, NORTH PART OF DISTRICT LOT 553, PLAN 9382, P.I.D. 009-675-876
LOT SIZE:	86.28' x 36.74' x 143.18'
LOT AREA:	12005.00 SQ. FT. (1117.00 SQ. M.)
ZONING DISTRICT:	RS-3

ENTIRE MAIN BUILDING TO BE SPRINKLERED THROUGHOUT

PERMITTED SITE COVERAGE:	3600.00 SQ. FT. (30% OF LOT)	PROPOSED SITE COVERAGE:	3760.00 SQ. FT.
PERMITTED FRONT YARD IMPERM. AREA:	2364.05 SQ. FT. (50% OF FRONT YARD)	PROPOSED FRONT YARD IMPERM. AREA:	1035.04 SQ. FT.
PERMITTED BUILDING HEIGHT:	25.00'	PROPOSED BUILDING HEIGHT:	22.67'
PERMITTED HIGHEST BUILDING FACE:	17.00' OF HIGHEST FACE CAN EXCEED 22.0' FROM GRADE	PROPOSED HIGHEST BUILDING FACE:	19.67' COMPLIANT
PERMITTED FRONT YARD:	25.00'	PROPOSED FRONT YARD:	30.00'
PERMITTED SIDE YARD:	6.60' (10% OF LOT WIDTH)	PROPOSED SIDE YARD:	9.10' & 3.10'
PERMITTED COMBINED SIDE YARD:	16.50' (25% OF LOT WIDTH)	PROPOSED COMBINED SIDE YARD:	12.20'
PERMITTED REAR YARD:	30.00'	PROPOSED REAR YARD:	75.00'
		(PROPOSED TOTAL GROSS FLOOR AREA)	6417.50 SQ. FT.
PERMITTED COUNTABLE FLOOR AREA:	4508.05 SQ. FT.	PROPOSED COUNTABLE FLOOR AREA:	4467.85 SQ. FT.
		CELLAR GROSS FLOOR AREA:	1350.00 SQ. FT.
		CELLAR DEDUCTION (AREAS +1.0' ABOVE LOWEST OF NATURAL OR FINISHED GRADE):	1350.00 SQ. FT.
		CELLAR NET AREA:	0.00 SQ. FT.
		MAIN FLOOR AREA:	1162.85 SQ. FT.
		SECOND FLOOR AREA:	1940.00 SQ. FT.

PROJECT DRAWING LIST:

A1	SITE & LANDSCAPE PLAN, PROJECT CONTACTS PROJECT SUMMARY, PROJECT DRAWING LIST & AVERAGE GRADE CALCULATIONS
A2	GENERAL CONSTRUCTION NOTES
A3	CELLAR FLOOR PLAN
A4	MAIN FLOOR PLAN
A5	SECOND FLOOR PLAN
A6	ROOF PLAN
A7	MAIN HOUSE ELEVATIONS
A8	MAIN HOUSE ELEVATIONS
A9	MAIN HOUSE SECTIONS CONSTRUCTION ASSEMBLIES
A10	MAIN HOUSE SECTION CONSTRUCTION ASSEMBLIES DETAILS
A11	TYPICAL DETAILS

AVERAGE GRADE CALCULATIONS:

MAIN BUILDING - AVERAGE GRADE CALCULATIONS

NATURAL GRADE POINTS						FINISHED GRADE POINTS					
PT.	ELEV.	PT.	ELEV.	DIST.		PT.	ELEV.	PT.	ELEV.	DIST.	
A	329.00	B	328.00	21.00	6898.50	A	330.00	B	330.00	21.00	6930.00
B	328.00	C	328.00	0.00	0.00	B	330.00	C	322.00	0.00	0.00
C	328.00	D	325.00	25.17	8218.01	C	322.00	D	322.00	25.17	8104.74
D	325.00	E	325.00	5.50	1787.50	D	322.00	E	322.00	5.50	1771.00
E	325.00	F	325.00	4.17	1355.25	E	322.00	F	322.00	4.17	1342.74
F	325.00	G	325.00	15.50	5037.50	F	322.00	G	322.00	15.50	4991.00
G	325.00	H	324.00	6.50	2109.25	G	322.00	H	322.00	6.50	2093.00
H	324.00	I	324.00	9.50	3078.00	H	322.00	I	322.00	9.50	3059.00
I	324.00	J	323.00	3.00	970.50	I	322.00	J	322.00	3.00	966.00
J	323.00	K	323.00	12.50	4037.50	J	322.00	K	322.00	12.50	4025.00
K	323.00	L	320.00	14.17	4555.66	K	322.00	L	322.00	14.17	4562.74
L	320.00	M	320.00	0.00	0.00	L	322.00	M	318.00	0.00	0.00
M	320.00	N	315.00	18.00	5715.00	M	318.00	N	318.00	18.00	5724.00
N	315.00	O	315.00	0.00	0.00	N	318.00	O	312.25	0.00	0.00
O	315.00	P	318.00	41.00	12976.50	O	312.25	P	312.25	41.00	12802.25
P	318.00	Q	318.00	6.67	2121.06	P	312.25	Q	312.25	6.67	2082.71
Q	318.00	R	319.40	23.00	7330.10	Q	312.25	R	312.25	23.00	7181.75
R	319.40	S	319.40	0.00	0.00	R	312.25	S	322.00	0.00	0.00
S	319.40	T	326.00	34.83	11239.64	S	322.00	T	322.00	34.83	11215.26
T	326.00	U	326.00	0.00	0.00	T	322.00	U	326.00	0.00	0.00
U	326.00	A	329.00	21.17	6933.18	U	326.00	A	330.00	21.17	6943.76
				135.01	43762.66					135.01	43569.22
AVERAGE NATURAL GRADE					324.14	AVERAGE FINISH GRADE					322.71

COPYRIGHT RESERVED

These designs & drawings, at all times, remain the exclusive property of the designer DESIGN MARQUE or DANSON FONG and cannot be used or reproduced without written consent. Written dimensions shall have precedence over scaled dimensions. Contractors / builders shall verify and be responsible for all dimensions and conditions on the job and the designer shall be informed of any variations from the dimensions and conditions shown on the drawing.

residential design consultants · architectural institute of british columbia

www.designmarque.com

design marque

Design Marque Consulting Ltd.
105 - 2433 Bellevue Avenue
West Vancouver, BC V7V 1E1
Phone: 604 925 4101
Email: design_marque@yahoo.ca

Date	Details	No.
Feb. 13, 2014	Submitted for BP	01

Drawing Revisions / Issues:

Project:

Global Pacific Ventures

3324 Westmount Road
WEST VANCOUVER, BC

Drawing Title:

SITE & LANDSCAPE PLAN
PROJECT CONTACTS
PROJECT SUMMARY
PROJECT DRAWING LIST
AVERAGE GRADE CALCULATIONS

Drawn By: RWL	Job No. -
Approved By: MT	Date: Jan. 23, 2014
Scale: 1/8"=1'-0"	Drawing No. A1

PLEASE ENSURE THAT ALL CONSTRUCTION NOTES ARE REVIEWED PRIOR TO CONSTRUCTION & ALL ITEMS ARE EXECUTED

GENERAL

1. ALL FLASHING SHALL BE INSTALLED SO AS TO HAVE THE SHINGLING EFFECT. POSITIVE SLOPE FLASHING SHALL BE INSTALLED ABOVE ALL WINDOWS, DOORS, VENTS OR ANY OPENINGS EXPOSED TO THE WEATHER AND EXTENDING ONE INCH BEYOND BOUNDARY OF THE OPENING TO WHICH THEY ARE APPLIED AND BE TUCKED BEHIND BUILDING ENVELOPE.

2. ALL ROOF FLASHING SHALL PROVIDE FOR DEFLECTION FLASHING DIRECTING WATER AWAY FROM WALL FINISHES INTO EAVE TROUGH. THIS IS TO PREVENT ANY WATER FROM PENETRATING BEHIND WALL FINISH OR THE STAINING OF FINISHED WALLS.

3. CAULKING SHALL BE APPLIED AROUND ALL SERVICES BROUGHT INTO HOUSE.

4. HOSE BIBS SHALL BE EXTENDED PAST EXTERIOR FINISH TO ALLOW EASY ACCESS FOR GARDEN HOSE CONNECTION.

5. ALL DOWNSPOUTS SHALL HAVE EXTENSIONS OR CONCRETE SPLASH PADS TO DEFLECT WATER AWAY FROM HOUSE.

6. ALL SUMP DISCHARGE PIPES SHALL BE COMPLETED IN SUCH A WAY AS TO PIPE WATER TO THE GROUND SURFACE WHERE A SPLASH PAD OR HOSE EXTENSION SHALL DEFLECT WATER AWAY FROM HOUSE.

7. FLASHING SHALL BE PROVIDED OVER ALL DECK NAILERS AND TUCKED UNDER BUILDING ENVELOPE TO PROVIDE PROPER WATER SHED.

8. WINDOW WELLS SHALL BE INSTALLED WHERE WINDOWS WILL BE LESS THAN 6" ABOVE ROUGH FINAL GRADE. WINDOW WELLS SHALL PROTRUDE A MINIMUM 6" ABOVE FINAL ROUGH GRADE AND SHALL PENETRATE A MINIMUM 8" BELOW BOTTOM OF WINDOW. WINDOW TUBES SHALL BE CLEARED OF ALL DEBRIS AND WELLS SHALL HAVE A MINIMUM OF 8" CRUSHED WASHED ROCK AT BASE STARTING 2" BELOW BOTTOM OF WINDOW.

9. ROUGH GRADING SHALL PROVIDE ADEQUATE SLOPE TO DRAIN WATER AWAY FROM HOUSE AND EXIT PROPERTY IN ACCORDANCE WITH LOCAL BYLAWS.

10. SIDEWALK ACCESS MUST BE PROVIDED TO HOUSE AS PER CONTRACT WITH PURCHASER, IF A SEASONAL ITEM, SAFE SECURE TEMPORARY ACCESS MUST BE PROVIDED.

11. PARGING OR SOME FORM OF FINISH SHALL BE APPLIED TO EXPOSED CONCRETE FOUNDATION TO DECORATE FOUNDATION AND WEATHER SEAL WINDOWS, OPENINGS OR EXPOSED WOOD IN FOUNDATION. APPLICATION OF PARGING ON ANY WOOD, VINYL OR SMOOTH SURFACE PRODUCT SHALL CONSIST OF A DRIP FLASHING ABOVE, PAPER AND METAL LATH BASE AND TWO COATS OF FINISH AROUND ENTIRE PERIMETER OF OPENING TO SEAL AND COVER ANY IRREGULARITIES.

12. RAILINGS SHALL BE INSTALLED TO ALL DECKS OR BALCONIES THAT ARE A MINIMUM OF 250 3/4" ABOVE ADJACENT SURFACES.

13. DECKS INSTALLED 24" OR MORE ABOVE THE GROUND SURFACE SHALL HAVE RAILING INSTALLED AT A HEIGHT OF 42"

14. SURVEY INFORMATION FROM PROFESSIONAL LAND SURVEYOR AS LISTED IN CONSULTANT CONTACTS.

15. RETAINING WALLS OVER 4 FT. HIGH REQUIRE STRUCTURAL ENGINEERING AND/OR REFER TO MANUFACTURER'S WRITTEN INSTRUCTIONS FOR PRECAST CONCRETE UNITS.

16. ALL WORK TO CONFORM TO BC BUILDING CODE (2012). PROVIDE WARRANTIES AS REQ'D BY THE HOME OWNER PROTECTION OFFICE.

17. ALL DIMENSIONS ARE TAKEN TO EITHER FACE OF CONC. WALLS OR WALL SHEATHING, CENTRE LINE OF INTERIOR WALLS, OR CLEAR FACE OF WALL TO FACE OF WALL U.O.N. DO NOT SCALE DRAWINGS. REPORT ALL DISCREPANCIES TO THE ARCHITECT IMMEDIATELY.

18. OBTAIN & PAY FOR ALL NECESSARY PERMITS & LICENCES.

19. REMOVE & LAWFULLY DISPOSE OF ALL CONSTRUCTION DEBRIS & MATERIALS.

20. MAINTAIN THE SITE IN A SAFE & ORDERLY CONDITION AT ALL TIMES TO MEET THE AUTHORITY HAVING JURISDICTION STANDARDS.

21. PROVIDE PROTECTIVE FENCING FOR OPEN EXCAVATIONS, LANDSCAPING & TREES TO REMAIN. REPAIR/REPLACE DAMAGED HARD & SOFT LANDSCAPING AT THE END OF THE WORK.

22. ENSURE EXTERIOR HARD SURFACES, WALKS & PATIOS HAVE NON SLIP FINISH & SLOPE TO DRAIN MINIMUM 25 (1/4" : 1').

23. THE BUILDING DESIGNER NEITHER ASSUMES NOR IMPLIES RESPONSIBILITY FOR STRUCTURAL DESIGN. SUCH STRUCTURAL DESIGN IS TO BE PROVIDED BY OTHERS AS REQ'D BY THE AUTHORITY HAVING JURISDICTION.

24. ENSURE ALL MILLWORK, FIXTURES & SHELVING ARE SECURELY FIXED TO SOLID BACKING, ESP. AT TOP AGAINST WALLS. PROVIDE BCBC 2012 SCHEDULES B (B) & C(B) FOR SEISMIC RESTRAINT OF MECHANICAL, PLUMBING & ELECTRICAL COMPONENTS AS REQ'D BY THE AUTHORITY HAVING JURISDICTION.

CONCRETE: (ALSO SEE STRUCTURAL DWGS.)

1. INTERIOR CONC. SLABS TO BE STEEL POWER TROWEL FINISHED & SEALED WITH 2 COATS "DAYTON SUPERDON" 202, FABRIKAM "FABRISHIELD 537" (HIGH SOLIDS) OR APPROVED ALTERNATE.

2. EXTERIOR CONC. SLABS, WALKS OR STAIRS TO HAVE BROOM FINISH WITH MIN. 1% SLOPE TO DRAIN & SEALED WITH 2 COATS KRYTON "KRYSTOL HYDROSTOP", FABRIKAM "FABRIS-SHIELD 360" OR APPROVED ALTERNATE.

3. EXPOSED CONCRETE TO BE FORMED SQUARE & TRUE WITH CLEAN PLYWOOD.

4. REMOVE BLOCK REPAIR IMPERFECTIONS, BULGES, FINS, BUG HOLES, STAINS & SINK IN ARCH. CONC. AS DIRECTED BY THE ARCHITECT. SACK-RUBBED FINISH TO MEET CSA A23.1-94.

5. SEAL ARCH. CONC. WITH 2 COATS KRYTON "KRYSTOL HYDROSTOP", FABRIKAM "FABRIS-SHIELD 360" OR APPROVED ALTERNATE.

METALS:

1. DESIGN, FABRICATION & INSTALLATION OF METAL COMPONENTS TO BE TO THE APPROPRIATE CSA/CAN STANDARDS AS LISTED IN THE BC BLDG. CODE.

2. SUBMIT SHOP DWGS. OF MISC. METAL COMPONENTS INCLUDING ALL FIXING DETAILS, TO THE OWNER BEFORE FABRICATION.

3. EXPOSED EXTERIOR STEEL CONNECTORS TO BE HOT-DIPPED GALVANIZED OR POWDER-COAT PAINTED. EXTERIOR FASTENERS, BOLTS, SCREWS, NAILS, ETC. TO BE HOT-DIPPED GALV. OR STAINLESS STEEL.

4. METAL GUARDS TO BE DESIGNED AS PER THE BC BLDG. CODE INCLUDING LATERAL LOADS. SUBMIT SEALED SHOP DWGS. & DATA SCHEDULES TO THE OWNER BEFORE FABRICATION & SCHEDULE C-B AT COMPLETION OF THE WORK.

FRAMING:

1. ALL FRAMERS MUST BE TRAINED IN THE PROPER INSTALLATION OF "I" JOIST FLOOR SYSTEMS. INSTALLATION SHALL MEET OR EXCEED ALL SPECIFICATIONS SET OUT BY MANUFACTURER, SUPPLIER OR BUILDING CODES IN THEIR AREA. IT IS THE MEMBER'S RESPONSIBILITY TO ENSURE THAT EACH FRAMER HAS ON SITE, SPECIFICATIONS AND INSTALLATION MANUALS AND THAT EACH FRAMER FOLLOWS THESE GUIDELINES TO THE LETTER. IN THE CASE OF ANY JOISTS BEING IMPROPERLY INSTALLED OR CUT, THE MANUFACTURER OR HIS REPRESENTATIVE SHALL BE NOTIFIED AND ALL RECOMMENDATIONS FOR REPAIRS AND CONFIRMATION OF COMPLETED REPAIRS TO MANUFACTURER'S SPECIFICATIONS SHALL BE FOLLOWED TO THE LETTER, WITH A COPY OF SAID REPORTS ON MANUFACTURER'S LETTERHEAD TO BE FORWARDED TO PAC TO BE KEPT ON FILE. SUB-FLOOR MATERIAL SHALL CONFORM TO JOIST SUPPLIER SPECIFICATIONS AND SHALL BE GLUED AND SCREWED WITH #8x1-5/8" GALVANIZED OR COATED SCREWS ONLY 6" APART AT ALL BUTT EDGES AND 12" APART TO CENTER AS SHEETS ARE LAID, NAILS USED TO TACK SHEETS IN PLACE MUST BE REMOVED AFTER SHEETS ARE SCREWED.

2. EXTERIOR SHEATHING SHALL LAP ALL OUTSIDE CORNERS AND BE NAILED TO INTERSECTING WALLS BY FRAMERS.

3. WALL AND ROOF SHEATHING SHALL BE LAID HORIZONTALLY WITH STAGGERED JOINTS A MINIMUM OF TWO MEMBERS APART AND HAVE A MINIMUM 1/8" GAP PLACED BETWEEN ALL HORIZONTAL SHEETS.

4. BUILDING PAPER OR WATERPROOF MEMBRANE SHALL BE PLACED AT A MINIMUM BELOW ALL NAILING FLANGES OF EXTERIOR WINDOWS, DOORS OR ANY OTHER EXTERIOR FEATURE ATTACHED TO THE EXTERIOR OF A HOUSE, AND EXTEND OUT A MINIMUM OF 6" BEYOND THAT FEATURE TO ALLOW THE BUILDING ENVELOPE TO CREATE A SHINGLING EFFECT TO DIVERT ANY MOISTURE FROM PENETRATING BEHIND THE BUILDING ENVELOPE AND ENTERING THE OUTER SHELL OF THE DWELLING.

5. ALL CANTILEVERED JOISTS (2X) ENDING PAST THE FACE OF ANY WALL SHALL HAVE 1/8x12" STYROFOAM INSULATION FASTENED TO THE UNDERSIDE OF THE FLOOR JOIST (OR A 2X2 FRAME AROUND EXTRUDING PERIMETER TRIM HAVE SHEATHING PLACED OVER STYROFOAM AND FRAME

6. ALL BEAMS AND LINTELS SHALL HAVE CRIPPLES PLACED UNDER LOAD BEARING POINTS AT EACH END, ALL BEAMS OR LINTELS 4' OR IN LENGTH OR LONGER, INTERIOR AND EXTERIOR WALLS, SHALL HAVE SOLID BLOCK SQUASH BLOCKS PLACED UNDER CRIPPLES EXTENDING LOAD BEARING POINTS TO FOUNDATION OR BEAM. ALL BEAMS AND LINTELS 6'-0" IN LENGTH OR LONGER SHALL HAVE AT LEAST TWO CRIPPLES PLACED UNDER LOAD BEARING ENDS AND HAVE SOLID BLOCK SQUASH BLOCKS PLACED UNDER CRIPPLES, EXTENDING LOAD BEARING POINTS TO FOUNDATION OR BEAMS.

7. ALL BEAMS SHALL BE ENGINEERED TO CARRY ALL LIVE AND DEAD LOADS ABOVE AND ALLOW FOR ALL LOAD BEARING POINTS DIRECTED TO IT.

8. AT NO TIME SHALL 2 JOISTS DIRECTLY BELOW LOAD BEARING POINTS BE CONSIDERED AS LOAD BEARING WITHOUT PROPER FORTIFICATION.

9. ALL DOUBLE "I" JOIST LAMINATED TOGETHER TO ACT AS ONE BEARING MEMBER MUST HAVE BACKER BLOCKS PLACED BETWEEN CORDS EVERY THREE FEET AND SHALL BE NAILED FROM BOTH SIDES TO CREATE A UNIFIED MEMBER.

10. ALL FASCIA BOARDS SHALL HAVE A SOLID BLOCK PLACED BEHIND ALL JOINTS AND SECURELY FASTENED. ALL FASCIA BOARDS OF 2"X 8" MATERIAL OR LARGER SHALL HAVE SOLID BLOCKING PLACED BEHIND FASCIA TO WALL AT 6' 0" SPACING TO PREVENT ANY WARPING AND TWISTING OF FASCIA BOARD.

11. ALL ROOF RIDGES SHALL HAVE SOLID BLOCKING TO SUPPORT ROOF SHEATHING.

12. ALL HOLES LARGER THAN 8"X 8" IN ROOF SHEATHING SHALL HAVE SOLID BLOCKING INSTALLED TO SUPPORT ROOF SHEATHING AROUND PERIMETER OF HOLE.

13. ALL TRUSS WALLS, ATTIC FRAMING AND GABLES AT VAULTS SHALL BE FRAMED TO ACCOMMODATE R20 INSULATION AND SHALL HAVE TWO ROWS OF STRAPPING TO COLD SIDE TO SUPPORT INSULATION.

14. ALL GIRDER TRUSSES SHALL BE CONSIDERED AS LOAD BEARING AND SHALL BE SUBJECT TO LOAD BEARING SPECIFICATIONS ABOVE.

15. ANY DAMAGED OR CUT ROOF TRUSSES SHALL BE REPORTED TO TRUSS MANUFACTURER FOR PROPER PROCEDURES FOR REPAIRS. A WRITTEN COPY ON MANUFACTURER'S LETTERHEAD OUTLINING REPAIRS AND ACCEPTANCE OF REPAIRS CONDUCTED SHALL BE SENT TO PAC TO BE KEPT ON FILE.

16. ALL DOOR AND BI-FOLD DOOR OPENINGS SHALL BE FRAMED AND ALIGNED, BLOCKING FROM HEADER TO TOP PLATE.

17. ALL INTERIOR WALL OPENINGS 2'-6" OR LARGER SHALL HAVE A HEADER CONSISTING OF A MINIMUM OF TWO MEMBERS OF THE SAME DIMENSION AS THE WALL THEY ARE PLACED IN SECURED TOGETHER TIGHTLY AND WITH BLOCKING BETWEEN HEADER AND TOP PLATE.

18. INSULATION AND POLY WITH SEALANT SHALL BE PLACED BEHIND ALL PLUMBING FIXTURES STUBTED ON EXTERIOR WALLS, PRIOR TO PLACEMENT OF FIXTURES.

19. ALL FRAMING PLACED AGAINST EXTERIOR WALLS INCLUDING LANDINGS, STAIRS, DROP CEILINGS IN HOME AND GARAGE, SHALL HAVE POLY PLACED BETWEEN FRAMING AND EXTERIOR WALL AND SHALL ALLOWING FOR PROPER VAPOUR BARRIER LAP.

20. LIMITED ACCESS AREAS (E.G. BAY WINDOWS, JOIST SPACES AND WALL JUNCTIONS) WHERE FRAMING WILL PREVENT INSULATION FROM BEING INSTALLED LATER SHALL HAVE INSULATION INSTALLED AT FRAMING STAGE.

21. HOLES CUT FOR MECHANICAL ACCESS SHALL HAVE SOLID BLOCKING INSTALLED TO SUPPORT WALLS, STUDS AND FLOOR JOIST MEMBERS.

22. STAIR LANDINGS SHALL HAVE HEADERS EXTENDING INTO WALL FRAMING AND CRIPPLES INSTALLED BELOW HEADER NOTCHED TO BOTTOM PLATES TO SUPPORT LANDINGS PROPERLY.

23. STAIRS SHALL BE SECURELY FASTENED TO STAIR HEADERS WITH SCREWS, NOT NAILS. "I" JOISTS USED AS HEADERS SHALL HAVE WEB STIFFENERS PLACED IN JOIST THE FULL WIDTH OF STAIR. STAIR STRINGERS SHALL NOT TOUCH DRYWALL AT EACH SIDE, AS MOVEMENT FROM WALKING ON STAIR WILL CAUSE SQUEAKING WHEN STRINGER RUBS AGAINST DRYWALL.

24. HEAD ROOM ABOVE STAIRS, MEASURED VERTICALLY FROM LINE OF NOSING SHALL NOT BE LESS THAN 1.95 M OR 6' 4(5/8). AS PER NATIONAL AND PROVINCIAL BUILDING CODES ITEM9.8.2.3.a

25. HEADERS/LINTELS SHALL BE PLACED AT TOP OF ROUGH OPENINGS, AND NOT AT TOP PLATE WITH FILL IN FRAMING BELOW TO R.O.

26. HIGH WALLS 12'-0" HIGH OR HIGHER SHALL HAVE STUDS PLACED AT 12" O.C. WITH BLOCKING PLACED BETWEEN STUDS AT 4'-0" INTERVALS.

27. HIGH WALLS 12' HIGH OR HIGHER WITH OPENINGS 5'-0" WIDE OR WIDER SHALL HAVE DOUBLE STUDS PLACED ON EITHER SIDE OF ROUGH OPENING, CRIPPLES SHALL CONFORM TO LINTEL/BEAM PLACEMENT MENTIONED ABOVE.

28. INSULATION STOP SHALL BE INSTALLED BETWEEN ALL TRUSSES OR RAFTERS WHERE INSULATION IS TO BE INSTALLED, ALLOWING FOR MAXIMUM INSULATION ABOVE EXTERIOR WALL FRAMING AND A MINIMUM OF ONE INCH UNRESTRICTED AIR FLOW BETWEEN INSULATION AND ROOF SHEATHING.

29. CELLAR FRAMING SHALL ONLY BE INSTALLED AFTER CONCRETE SLAB IS INSTALLED. POLY SHALL BE PLACED BETWEEN CONCRETE AND BOTTOM SPRUCE PLATES, OR BOTTOM PLATE IS TO BE OF P.W.F. MATERIAL UNDER NO CIRCUMSTANCES SHALL COMMON SPRUCE OR ANY UNTREATED MATERIAL BE BURIED OR UNDER CONCRETE.

30. TOP OF FROST WALL FRAMING SHALL EXTEND A MINIMUM OF 4" ABOVE FOUNDATION WHERE APPLICABLE, TO ALLOW INSULATION TO THE TOP OF FOUNDATION WALL.

31. ALL EXTERIOR PORCHES, DECKS AND LANDINGS SHALL HAVE A POSITIVE SLOPE TO DIRECT WATER AWAY FROM HOUSE.

32. WINDOWS AND DOORS SHALL BE INSTALLED TO MANUFACTURER'S SPECIFICATIONS PLUMB AND SQUARE, WITH EVEN MARGIN AROUND DOORS AND WINDOWS.

33. ALL EXTERIOR SUPPORT POSTS AND FRAMING COMING INTO CONTACT WITH CONCRETE OR SOIL MUST BE CONSTRUCTED WITH PRESSURE TREATED MATERIAL AND MUST BE FASTENED WITH GALVANIZED OR TREATED FASTENERS.

34. FRAMING LUMBER TO BE KILN DRIED OR MANUFACTURED MEMBERS. KEEP MATERIAL DRY DURING CONSTRUCTION. DO NOT INSULATE OR CLOSE UP WALLS UNTIL MOISTURE CONTENT < 15%

35. WHEREVER POSSIBLE, FRAME HEADERS INTO FLOOR JOIST TRIMMER ABOVE, NOT AT WINDOW/DOOR OPENING (INCREASES "R" VALUE).

36. WALL, FLOOR & ROOF SHEATHING TO BE EXT. GRADE PLYWOOD ONLY, NO O.S.B. SEE ASSEMBLIES FOR MIN. THICKNESS.

37. PROVIDE NECESSARY BACKING FOR CABINETRY, BATH ACCESSORIES, HANDRAILS, ETC.

38. WOOD IN CONTACT WITH CONC. TO BE PRESSURE TREATED (TOUCH-UP CUTS), INSTALL WITH CONT. DAMPCOURSE.

39. PROVIDE SEALED ENGINEERED SHOP DWGS. & DATA/C-B SCHEDULES OF ROOF TRUSSES, FABRICATED BEAMS & I JOISTS (IF ANY) TO STRUCTURAL ENGINEER & AUTHORITY HAVING JURISDICTION.

40. PRE-STOP ALL INTERCONNECTED FRAMING CAVITIES WITH SOLID WOOD BLOCKING &/OR DRYWALL BEHIND ALL DROP CEILINGS & BULKHEADS.

41. FRAMING AROUND EXT. DOORS TO BE REINFORCED AS PER BCBC 2012 WITH HORIZONTAL BLOCKING BETWEEN JAMB AND STUDS BOTH SIDES AT HEIGHT OF LOCKSET.

42. ELIMINATE HEADERS AT NON-LOADBEARING INTERIOR & EXTERIOR WALLS.

ROOFING

1. ALL ROOFING MATERIAL SHALL BE CSA APPROVED MATERIALS AND SHALL BE INSTALLED TO MANUFACTURER'S SPECIFICATIONS AND CONFORM TO ALL PROVINCIAL AND LOCAL BUILDING CODES.

2. ROOF FLASHINGS SHALL PROVIDE A SHINGLING EFFECT TO PREVENT ANY WATER FROM PENETRATING BEHIND FLASHINGS.

3. ALL FLASHINGS PLACED AGAINST AN EXTERIOR WALL SHALL PROVIDE A DIVERSION FLASHING SO AS TO DEFLECT ANY WATER AWAY FROM EXTERIOR WALL FINISH AND DIRECT WATER INTO EAVE TROUGH OR ONTO ADJACENT ROOF AND AWAY FROM WALL.

THERMAL & MOISTURE PROTECTION

1. REFER TO CONCRETE & MASONRY FOR WATER REPELLENT SEALERS.

2. REFER TO DWGS. & CONSTRUCTION ASSEMBLIES FOR BLDG. INSULATION & AIR/VAPOUR/MOISTURE BARRIER REQ'S.

3. PROVIDE 10 YEAR ROOF MEMBRANE SYSTEM MANUFACTURER'S MATERIAL & INSTALLATION WARRANTY, INCLUDING INSTALLATION INSPECTION SERVICES, TO OWNER.

4. SHEET METAL FLASHINGS TO BE INSTALLED TO SMACNA, BCABC & MORRISSETTE MANUFACTURER'S WARRANTY STYLES. ISOLATED DISSIMILAR METALS.

5. METAL FLASHINGS TO BE PRE FINISHED CALV. SHEET (22/25Ga), MIN. 26 GAUGE.

6. INSTALL METAL HEAD FLASHINGS TO ALL EXT. OPENINGS OR ATTACHMENTS & CAP 1" INTERNAL END DAMS.

7. EXT. SEALANTS TO BE TO CANCELS 19.13 MED ONE PART POLYURETHANE, SONOCLASTIC NP-1, TREMCO DYNONIC OR APPROVED EQ. SEALANT AT P-S MEMBRANES (IF ANY) TO BE THERMAL PLASTIC TYPE, TREMCO B30 MASTIC OR APPROVED EQ. DO NOT USE SILICONE SEALANT AT EXTERIOR.

INSULATION AND VAPOUR BARRIER:

1. INSULATION IN ALL EXTERIOR WALLS, TRUSS WALLS AND ATTIC FRAMING SHALL HAVE A MINIMUM OF AN R20 RATING AND BE PLACED SO AS TO BE A CONTINUOUS BLANKET WITH NO AREAS WHERE UNINSULATED AIR MAY BE ABLE TO PENETRATE.

2. INSULATION IN CEILINGS, FLAT OR VAULTED SHALL HAVE A MINIMUM R40 RATING.

3. ALL EXTERIOR WINDOWS AND DOOR JAMB CAVITIES SHALL BE STUFFED WITH INSULATION LOOSELY FOR THE ENTIRE DEPTH OF WALL OR HAVE FOAM INSULATION INJECTED TO MAXIMIZE INSULATION IN CAVITY.

4. POLYETHYLENE (POLY) VAPOUR BARRIER SHALL BE INSTALLED TO THE WARM SIDE ONLY, OVER ALL INSULATION INSULATING FROM THE EXTERIOR AND SHALL CONFORM TO THE SPECIFICATIONS OF THE NATIONAL BUILDING CODE.

5. ALL CANTILEVERED JOISTS EXTENDING PAST THE FOUNDATION WALL SHALL HAVE 1/8x12" STYROFOAM INSULAT ON INSTALLED TO THE UNDER SIDE OF JOISTS (OR A 2X2 FRAME AROUND EXTERIOR PERIMETER THEN COVERED WITH SHEATHING. ALL JOIST SPACES EXTENDING BEYOND WALL FRAMING SHALL HAVE A MINIMUM OF R20 INSULATION BETWEEN AND EXTENDING UP THE RIM JOIST. VAPOUR BARRIER SHALL BE PLACED TO WARM SIDE SEALED AND TACKED TO SIDES OF BOTH JOISTS, UNDERSIDE OF SUB-FLOOR AND FRAMING BELOW AND ALLOW FOR UNRESTRICTED AIR FLOW BETWEEN VAPOUR BARRIER AND BOTTOM OF SUB-FLOOR. VAPOUR BARRIER PLACED OVER FLOOR JOISTS (WS BEEN DETERMINED TO HAVE NO BENEFIT AT ALL, POLY MUST BE PLACED DIRECTLY OVER INSULATION AS DIRECTED ABOVE.

6. ALL EXTERIOR WALL WALL TO FLOOR INTERSECTIONS, PLATE OR STUD LAMINATES, LAPPING IN VAPOUR BARRIER WHERE LAP IS LESS THAN 16", HOLES IN TOP PLATES TO ATTIC, HOLES TO EXTERIOR WALLS DIVERTING INTERIOR PARTITIONS, AND ANY AREAS WHERE AIR OR MOISTURE MIGHT ENTER, REQUIRE INSULATION AND/OR SEALANT INSTALLED TO SEAL ANY POSSIBLE ENTRANCE OF AIR OR MOISTURE INTO HOME.

7. R20 INSULATION SHALL BE INSTALLED BETWEEN ALL JOIST SPACES AT R.IM JOIST AND SHALL HAVE VAPOUR BARRIER PLACED OVER INSULATION TO WARM SIDE SEALED AND TACKED TO BOTH SIDES OF JOISTS, BOTTOM OF SUB-FLOOR AND FRAMING BELOW JOISTS.

8. R20 INSULATION SHALL BE PLACED ON ALL ROW JOISTS RUNNING PARALLEL WITH JOISTS AND COVERED WITH POLY SEALED AND TACKED TO SUBFLOOR ABOVE AND FRAMING BELOW.

9. VAPOUR BARRIER SHALL BE INSTALLED TO THE WARM SIDE OF WALLS OR CEILINGS ONLY. THIS INCLUDES MECHANICAL WALLS AND DROP CEILINGS IN GARAGES, BOX OUTS OR ANY PLACE WHERE POLY IS INSTALLED.

10. INSULATION STOP SHALL BE PLACED AROUND ANY "B" VENT CHIMNEY KEEPING INSULATION BACK TO ALLOW ONE INCH CLEARANCE OF ALL COMBUSTIBLE MATERIALS.

DRYWALL INSTALLATION

1. DRYWALL SUPPLY & INSTALLATION TO BE TO ASSOC. OF WALL & CEILING CONTRACTORS (AWCC) STND SPEC., SECTION 9.6. ALL DRYWALL TO BE SCREWED NOT GLUED OR NAILED.

2. INSTALL DRYWALL BEHIND DROP CEILING OR BULKHEAD FRAMING FOR REQ'D FIRESTOP.

3. INSTALL DENS-SHIELD, MARCH-BACKER, SCHULTZ "UNCOF SYSTEM OR EQ. AT WALLS AROUND SHOWERS, BATHTUBS & AT RECESSED BATHTUB DECKS.

4. FASTENING OF DRYWALL TO WALLS AND CEILING SHALL CONFORM TO MANUFACTURER'S SPECIFICATIONS AND SHALL CONTAIN A MINIMAL AMOUNT OF DRYWALL NAILS, DRYWALL SCREWS AND ADHESIVES SHALL BE USED AS FASTENING DEVICES IN AS MANY AREAS AS POSSIBLE.

5. BUTT JOINTS SHALL BE AVOIDED WHEREVER POSSIBLE, WHERE NECESSARY THEY SHALL BE PLACED IN AS AN INCONSPICUOUS PLACE AS POSSIBLE AND SHALL BE STAGGERED SO AS NO TWO JOINTS ARE IN LINE WITH EACH OTHER.

6. WHEN CUTTING DRYWALL FOR FIXTURES ON EXTERIOR WALLS OR CEILINGS, CARE MUST BE TAKEN SO AS NOT TO PUNCTURE OR CUT VAPOUR BARRIER OR NOT TO CUT ANY WIRES INSTALLED IN ELECTRICAL BOXES.

7. WALL TAPING SHALL CONSIST OF THREE COATS OF TAPING COMPOUND APPLIED OVER ALL PAPER OR OTHER ACCEPTED TAPING MATERIAL. ALL TAPED JOINTS SHALL BE SANDED TO REMOVE ANY IRREGULARITIES THAT MAY BE VISIBLE TO THE NAKED EYE AFTER PAINTING. ALL NAILS AND SCREWS SECURING DRYWALL TO STUDS SHALL HAVE SUFFICIENT COMPOUND PLACED OVER SO AS TO RENDER THEM UNNOTICEABLE.

8. CEILINGS THAT REQUIRE A TEXTURED SURFACE SHALL HAVE SUFFICIENT COMPOUND APPLIED SO AS NOT TO SHOW ANY JOINTS IN DRYWALL. CEILINGS COATED WITH TEXTURES OTHER THAN STANDARD TEXTURE SHALL BE TREATED AS WALLS AND CONFORM TO WALL TAPING STANDARDS. ANY CEILING SHOWING DRYWALL JOINTS AFTER TEXTURING SHALL BE SUFFICIENTLY REPAIRED SO AS TO RENDER JOINTS AND REPAIRS UNNOTICEABLE.

DOORS:

1. REFER TO DWGS. FOR DOOR SIZES & SWINGS.

2. TYP. EXTERIOR DOORS TO HAVE ONE 3" SECURITY SCREW INTO FRAMING PER HINGE, WEATHERSTRIP (VINYL, NO FOAM), 1" DEADBOLT & WOODEN LIM. THRESHOLD AS NOTED.

3. DOOR BETWEEN GARAGE & ADJACENT ROOMS TO BE AS PER TYP. EXT. DOORS, INSULATED & HAVE SELF CLOSER.

4. INSTALL DOOR FRAMES AS PER DETAILS & MANUFACTURER'S WRITTEN INSTRUCTIONS.

WINDOWS

1. DIMENSIONS SHOWN INDICATED ARE CUSTOM NOMINAL WINDOW SIZES & ROUGH OPENINGS (WIDTH x HEIGHT). CONFIRM FINAL ROUGH & INSTALLATION REQ'S W/ MANUFACTURER.

2. WINDOW SCHEDULE IS VIEWED FROM EXTERIOR. SEE BLDG. ELEVATIONS FOR VENT OPENING.

3. WINDOW STANDARDS TO MEET CAN/CSA-A440-M90 AIR TIGHTNESS A3, WATER TIGHTNESS B-3, WIND LOAD RESISTANCE C-3.

4. GLAZING TO MEET CAN/CSB 12.8-M90 CLEAR, TEMPERED OR ANNEALED, INSULATED DUAL PANE UNITS W/ ENHANCED LOW E COATING. PROVIDE MIN. 10YR. SEAL WARRANTY.

5. GLAZING IN DOORS, SIDELIGHTS & WINDOWS WITHIN 36" OF EXTERIOR DOOR LOCKSETS, BATHTUBS OR SHOWERS TO BE SAFETY GLASS (TEMPERED OR LAMINATED).

6. BEDROOM WINDOW VENT OPENINGS TO MEET BCBC 2012 MIN. EGRESS SIZE REQUIREMENTS C/W 90° EGRESS HINGES.

7. SUBMIT SHOP DRAWINGS TO OWNER, INDICATING CONFIGURATION OF EACH WINDOW, JAMB/SILL DETAILS, PRODUCT SPECS., ETC., FOR APPROVAL BEFORE FABRICATION.

8. BRICK MOULD TRIMS ARE NOT REQUIRED. SUPPLY WINDOWS COMPLETE WITH JAMB EXTENSIONS & SILLS WITH NORM EXTENSIONS, SEE ARCHITECTURAL DETAILS.

9. HANDLE & INSTALL WINDOWS AS PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

10. SEE ELEVATIONS FOR WINDOW INSTALLATION HEAD HEIGHTS.

11. AT SILL MEMBRANE, SEAL P-S JOINTS & CAPS W/ THERMAL PLASTIC SEALANT OR MASTIC. DO NOT RIP P-S WHEN INSTALLING WINDOW; IF RIPPED, REMOVE WINDOW, REPAIR P-S & RE-INSTALL.

12. SKYLIGHTS TO BE ALUM. FRAMED, CURB MOUNTED, FLAT CLEAR, LOW-E, THERMAL GLAZED, SIZES AS INDICATED ON THE DWGS. COLUMBIA SKYLIGHTS & SOLARLUX, VELUX, OR APPROVED ALTERNATE

MECHANICAL:

1. ALL ELECTRICAL, PLUMBING AND MECHANICAL INSTALLATIONS SHALL CONFORM TO PROVINCIAL AND LOCAL BUILDING CODES OF THE AREA AND SHALL BE INSPECTED BY THE AUTHORITIES OF THAT AREA. DO NOT LOCATE BATHROOM EXHAUSTS TO PLUMBING VENT. LINE JOISTS DUCTS WITH RIGID INSULATION. FINAL LOCATION TO BE REVIEWED BY OWNER.

2. PROVIDE FROST RATED EXTERIOR HOSE BIBS SUCH THAT ALL SIDES OF BUILDING CAN BE REACHED WITH A 100FT. HOSE.

3. BATHROOM FANS TO HAVE TIMER SWITCH AS REQ'D BY BC BLDG. CODE & HAVE "ENERGY STAR" RATING.

4. HEATING TO BE ZONED HYDRONIC SYSTEM FROM GAS-FIRED MIN. 95% AFUE EFFICIENCY RATED BOILER.

5. PROVIDE HEAT RECOVERY VENTILATOR (HRV) IN FRESH AIR SYSTEM.

6. REVIEW ALL LOCATIONS OF EXPOSED VENTS & GRILLES & DUCTWORK BULKHEADS WITH OWNER BEFORE INSTALLATION.

7. INSULATE WALLS OF BATH & POWDER ROOMS, VERTICAL & HORIZONTAL PLUMBING CHASES. CAST IRON SANITARY PIPING RECOMMENDED FOR NOISE REDUCTION.

FINISHES:

1. FLOOR FINISHES TO TERMINATE AT CENTRE OF DOOR JAMBS OR AS INDICATED. CONFIRM TILE & FLOORING PATTERNS WITH OWNER.

2. AT SHEET VINYL & TILE FLOORS PROVIDE 1/4" SOLID CORE PLYWOOD, HARDI BACKER, SCHULTZ "KERDI" OR EQUAL UNDERLAY.

3. FLOORING WORK SHALL CONFORM TO THE NATIONAL FLOOR COVERING ASSOC. SPEC. & STNDS. & THE MANUFACTURERS' RECOMMENDATIONS.

4. REF. TO TYP. DETAILS FOR INTER/OR TRIMWORK DESIGN, MATERIAL & FINISH REQ'S.

5. EXT. & INT. PAINTING TO BE TO MASTER PAINTERS INSTITUTE (MPI) "CUSTOM" 3-COAT STANDARD.

6. EXT. WOOD FINISHES TO BE PAINT GRADE, U.O.N.:

7. USE ONLY ACRYLIC LOW V.O.C. INT. & EXT. PAINTS & WATER BASED URETHANES.

8. CAULK EXT. CLADDING & INT. TRIM AESTHETIC JOINTS BEFORE FINISHING.

9. EXT. SEALANTS TO BE CANCELS 19.13-M87 ONE-PART POLYURETHANE, SONOCLASTIC NP-1, TREMCO DYNONIC OR APPROVED EQ. SEALANT AT P-S MEMBRANES (IF ANY) TO BE THERMAL-PLASTIC TYPE, TREMCO B30 OR APPROVED EQ.

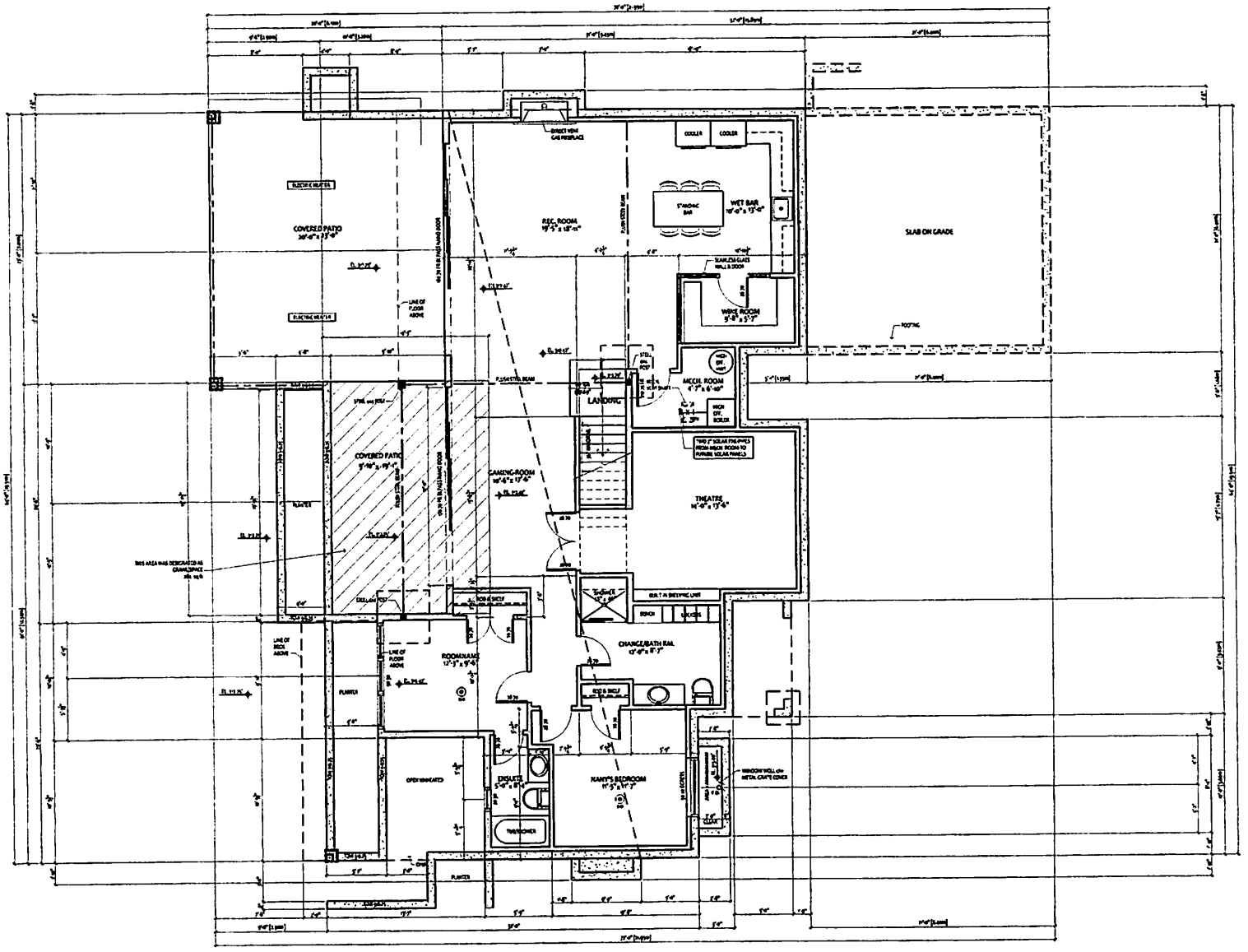
10. EXT. WOOD CLADDING & TRIMS TO BE PRIMED OR PREFINISHED ON ALL SIDES BEFORE INSTALLATION FOLLOWED BY SECOND & TOP COATS AFTER INSTALLATION.

INTERIOR FINISHING

1. ALL MATERIALS USED FOR FINISHING SHALL BE PLACED IN HOME TO ALLOW SUFFICIENT TIME TO ACCLIMATIZE PRIOR TO INSTALLATION.

2. ALL DOORS INSTALLED SHALL HAVE AN EQUAL MARGIN AROUND ENTIRE PERIMETER IN JAMB, A THREE HINGE APPLICATION IS RECOMMENDED SO AS TO LIMIT THE AMOUNT OF WARPAGE.

3. CASING, BASEBOARDS AND



NOTE: ENTIRE UNIT TO BE SPRINKLERED ACCORDING TO NATIONAL FIRE CODE

NOTE: THESE PLANS ARE IN COMPLIANCE WITH 2006 B.C. BUILDING CODE

NORTH

CELLAR FLOOR PLAN - 1808.84 SQ. FT.

COPYRIGHT RESERVED

These designs & drawings, at all times, remain the exclusive property of the designer DESIGN MARQUE or DAMSON FONG and cannot be used or reproduced without written consent. Written dimensions shall have precedence over scaled dimensions. Contractors / builders shall verify and be responsible for all dimensions and conditions on the job and the designer shall be informed of any variations from the dimensions and conditions shown on the drawing.

residential design consultants
&
architectural institute of british columbia

www.designmarque.com

Design Marque

Design Marque Consulting Ltd.
105 - 2433 Bellevue Avenue
West Vancouver, BC V7V 1E1
Phone: 604 925 4101
Email: design_marque@yahoo.ca

Date	Details	No.
Jun 16, 2014	Cellar level Revision	03
May 26, 2014	General Revisions	02
Feb. 13, 2014	Submitted for DP	01

Drawing Revisions / Issues.

Project:

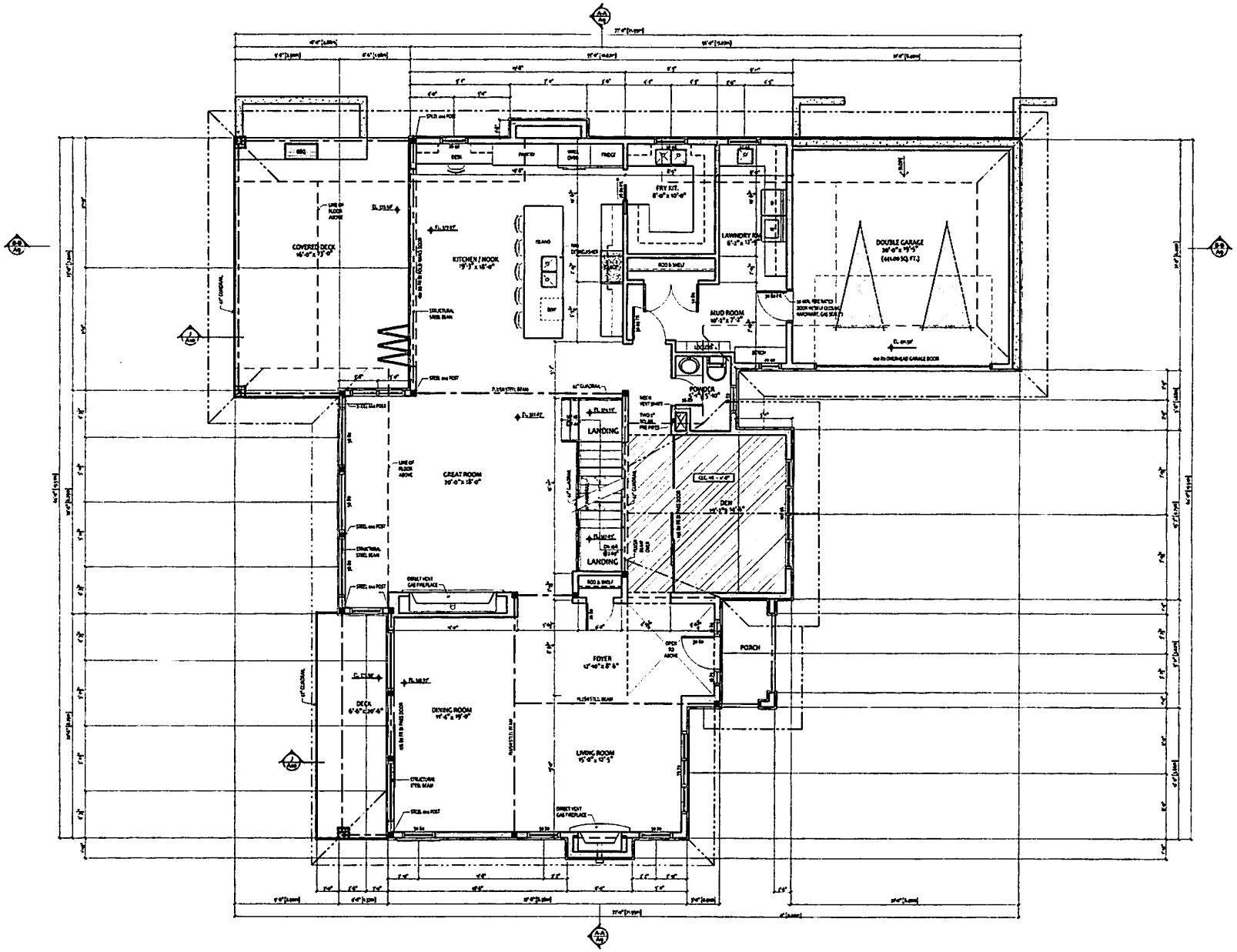
Global Pacific Ventures

3324 Westmount Road
WEST VANCOUVER, BC

Drawing Title:

CELLAR FLOOR PLAN

Drawn By: RWL	Job No. -
Approved By: MT	Date: Jan. 23, 2014
Scale: 1/4"=1'-0"	Drawing No. A3



MAIN FLOOR PLAN - 2207.83 SQ. FT. / COVERED AREAS - 514.98 SQ. FT.
SCALE: 1/4"=1'-0"

COPYRIGHT RESERVED

These designs & drawings, at all times, remain the exclusive property of the designer DESIGN MARQUE or DARSON FONG and cannot be used or reproduced without written consent. Written dimensions shall have precedence over scaled dimensions. Contractors / builders shall verify and be responsible for all dimensions and conditions on the job and the designer shall be informed of any variations from the dimensions and conditions shown on the drawing.

residential design consultants
architectural institute of british columbia
www.designmarque.com

design marque

Design Marque Consulting Ltd.
105 - 2433 Bellevue Avenue
West Vancouver, BC V7V 1E1
Phone: 604 925 4141
Email: design_marque@yahoo.ca

Date	Details	No.
Feb. 13, 2014	Submitted for DP	01

Drawing Revisions / Issues:

Project:

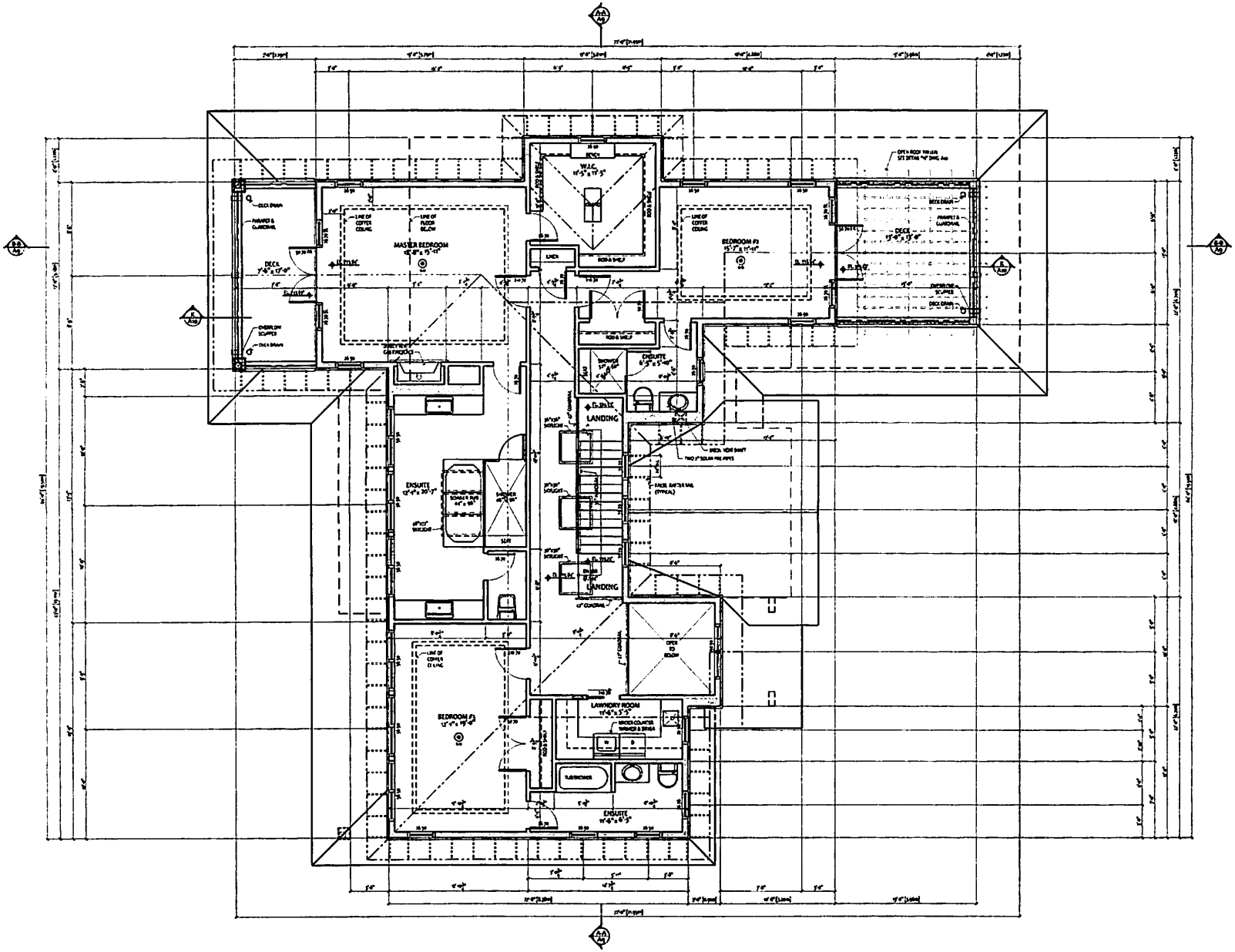
Global Pacific Ventures

3324 Westmount Road
WEST VANCOUVER, BC

Drawing Title:

MAIN FLOOR PLAN

Drawn By: RWL	Job No. -
Approved By: MT	Date: Jan. 23, 2014
Scale: 1/4"=1'-0"	Drawing No. A4



NOTE: ENTIRE UNIT TO BE SPRINKLERED ACCORDING TO NATIONAL FIRE CODE

NOTE: THESE PLANS ARE IN COMPLIANCE WITH 2012 B.C. BUILDING CODE

UPPER FLOOR PLAN - 1940.00 SQ. FT. / DECK AREAS - 296.50 SQ. FT.

SCALE: 1/4"=1'-0" (INCLUDES STAIR & OPEN AREA)

COPYRIGHT RESERVED

These designs & drawings, at all times, remain the exclusive property of the designer DESIGN MARQUE or DANSON FONG and cannot be used or reproduced without written consent. Written dimensions shall have precedence over scaled dimensions. Contractors / builders shall verify and be responsible for all dimensions and conditions on the job and the designer shall be informed of any variations from the dimensions and conditions shown on the drawing.

residential design consultants
architectural institute of british columbia

Design Marque

Design Marque Consulting Ltd.
105 - 2433 Bellevue Avenue
West Vancouver, BC V7V 1E1
Phone: 604 575 4101
Email: design_marque@yahoo.ca

Date	Details	No.
Feb. 11, 2014	Submitted for BP	00

Drawing Revisions / Issues:

Project:

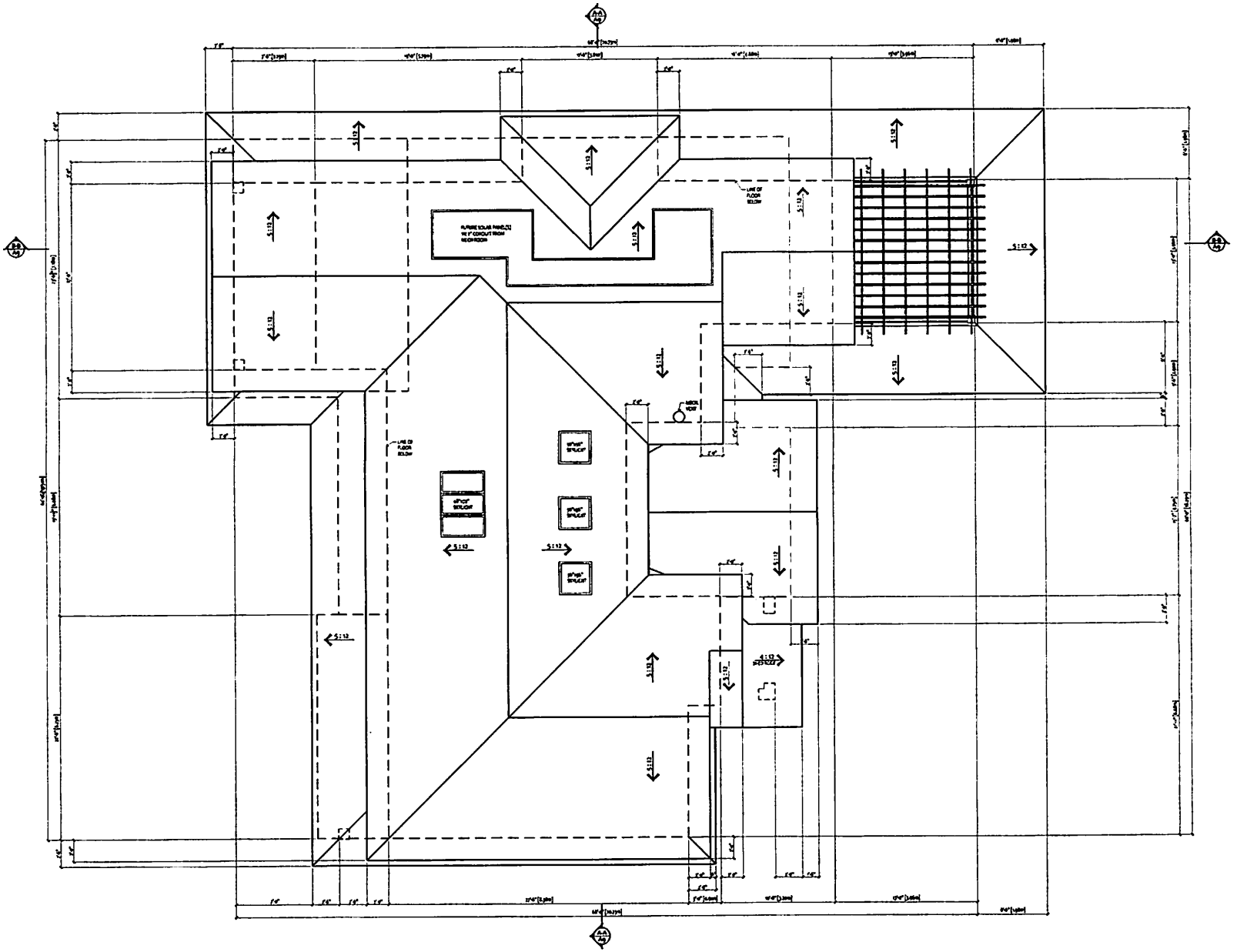
Global Pacific Ventures

3324 Westmount Road
WEST VANCOUVER, BC

Drawing Title:

SECOND FLOOR PLAN

Drawn By: RWL	Job No. -
Approved By: MT	Date: Jan. 23, 2014
Scale: 1/4"=1'-0"	Drawing No. A5



NOTE: ENTIRE LINK TO BE SPRINKLERED ACCORDING TO NATIONAL FIRE CODE

NOTE: THESE PLANS ARE IN COMPLIANCE WITH 2012 B.C. BUILDING CODE

NORTH

ROOF PLAN
SCALE: 1/4"=1'-0"

COPYRIGHT RESERVED

These designs & drawings, at all times, remain the exclusive property of the designer DESIGN MARQUE or DARSON PDNC and cannot be used or reproduced without written consent. Written dimensions shall have precedence over scaled dimensions. Contractors / builders shall verify and be responsible for all dimensions and conditions on the job and the designer shall be informed of any variations from the dimensions and conditions shown on the drawing.

residential design consultants
architectural institute of britisch columbia

Design Marque Consulting Ltd.
105 - 3433 Bellevue Avenue
West Vancouver, BC V7V 1E1
Phone: 604 925 4101
Email: design_marque@yahoo.ca

Date	Details	No.
Feb. 19, 2014	Submitted for BP	01

Drawing Revisions / Issues:

Project:

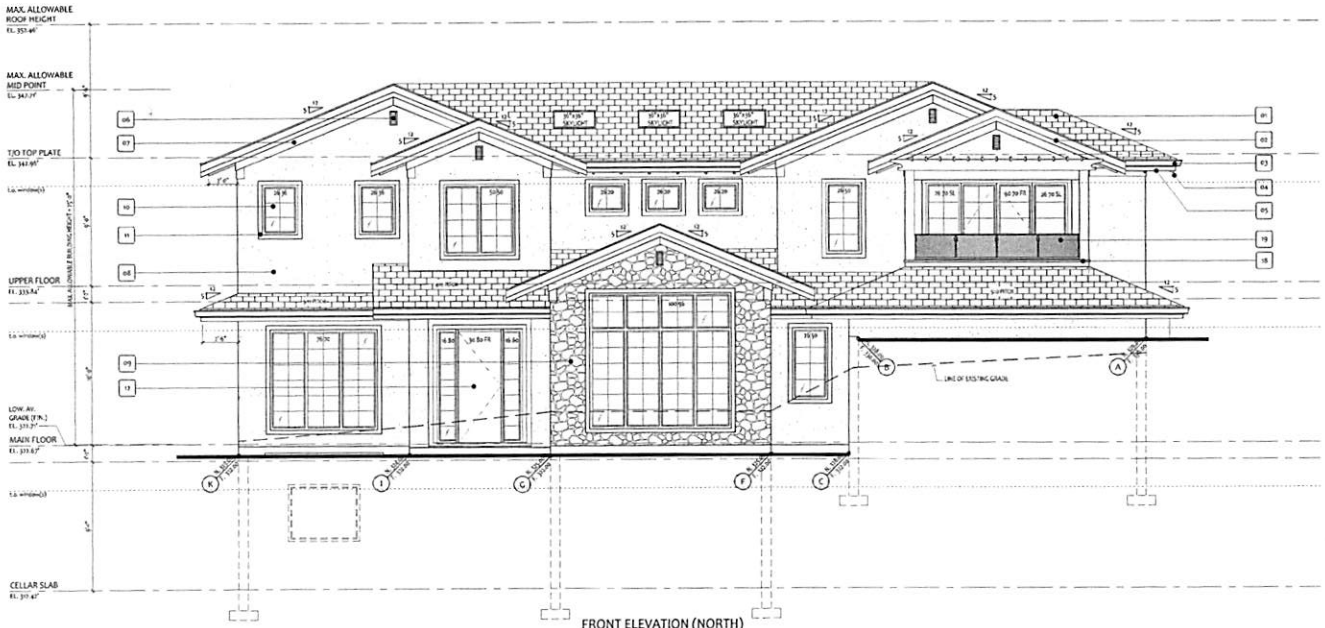
Global Pacific Ventures

3324 Westmount Road
WEST VANCOUVER, BC

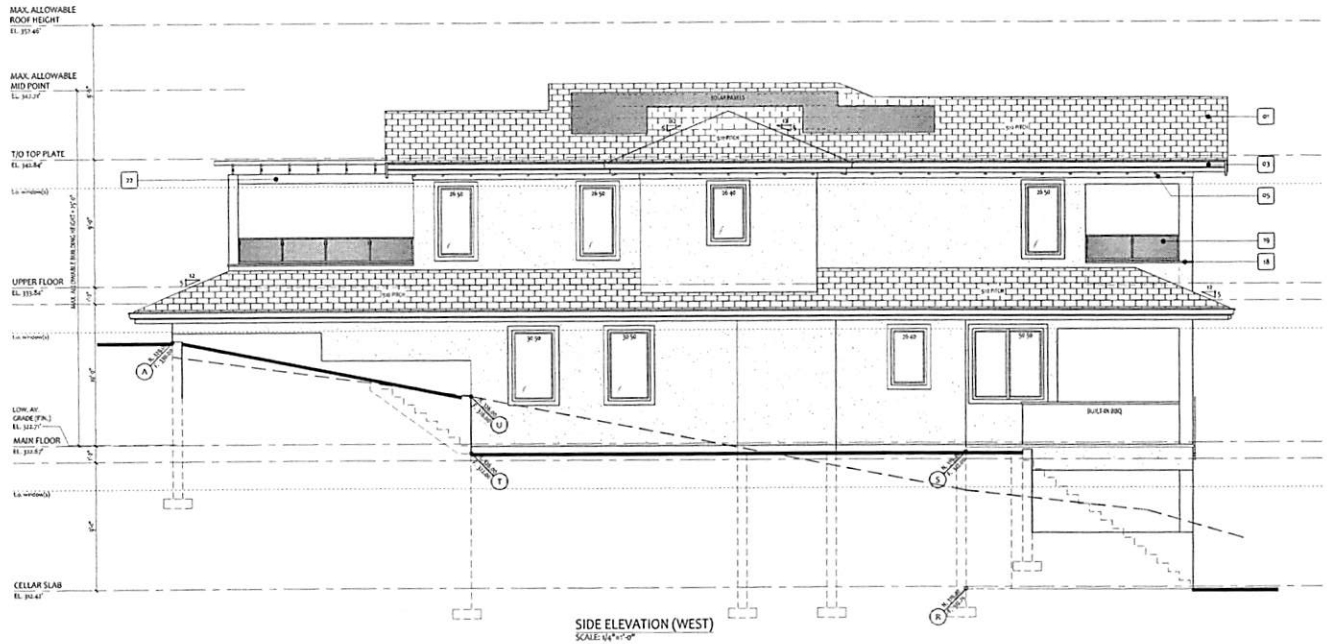
Drawing Title:

ROOF PLAN

Drawn By: RWL	Job No. -
Approved By: MT	Date: Jan. 23, 2014
Scale: 1/4"=1'-0"	Drawing No. A6



FRONT ELEVATION (NORTH)
SCALE: 1/4"=1'-0"



SIDE ELEVATION (WEST)
SCALE: 1/4"=1'-0"

SPATIAL SEPARATION SUMMARY

WEST (SIDE) FACE:		EAST (SIDE):	
LIMITING DISTANCE:	8.50 FT. (2.59M.)	LIMITING DISTANCE:	13.50 FT. (4.11M.)
EXPOSED BUILDING FACE:	855.95 SQ. FT. (79.51 SQ. M.)	EXPOSED BUILDING FACE:	667.82 SQ. FT. (62.06 SQ. M.)
PERMITTED AREA OF UNPROTECTED OPENINGS:	178.79 SQ. FT. (16.61)	PERMITTED AREA OF UNPROTECTED OPENINGS:	175.52 SQ. FT. (16.01)
PROPOSED AREA OF UNPROTECTED OPENINGS:	87.50 SQ. FT.	PROPOSED AREA OF UNPROTECTED OPENINGS:	67.50 SQ. FT.

HIGHEST BUILDING FACE SUMMARY

SOUTH (REAR) FACE:		EAST (SIDE) FACE:	
LENGTH OF FACE	80.00'	LENGTH OF FACE	60.00'
LENGTH OVER 10' LINE	0.00'	LENGTH OVER 10' LINE	0.00'
LENGTH UNDER 10' LINE	80.00'	LENGTH UNDER 10' LINE	60.00'
CONFORMING PERCENTAGE	100.0%	CONFORMING PERCENTAGE	100.0%

GENERAL NOTES:

WINDOW WELLS & SUNKEN ENTRY (DEEPER THAN 24") TO HAVE MIN. 42" HIGH GUARD RAILS OR METAL GRATE COVERS.

MAIN HOUSE - EXTERIOR FINISHES:

01	MODERN FLAT, OR SIMILAR ROOF COLOUR: T.B.C.
02	1x6 ON 1x10 FASCIA COLOUR: T.B.C.
03	ALUMINUM GUTTER COLOUR: T.B.C.
04	FALSE RAFTER EAVE COLOUR: T.B.C.
05	WOOD SOFFIT W/ CONTINUOUS VENT COLOUR: T.B.C.
06	DECORATIVE GABLE END VENT COLOUR: T.B.C.
07	1"x6"x8 CROWN TRIM COLOUR: T.B.C.
08	SMOOTH STUCCO COLOUR: T.B.C.
09	4" NATURAL STONE CLADDING COLOUR: T.B.C.
10	VINYL WINDOW FRAMES WITH LOW "E" GLASS COLOUR: T.B.C.
11	1x4 DOOR & WINDOW TRIM COLOUR: T.B.C.
12	SOLID DOOR c/w SIDE LIGHT UNIT COLOUR: T.B.C.
13	GLASS FOLDING WAND DOOR UNIT COLOUR: T.B.C.
14	GLASS TRIPLE BY PASS WAND DOOR UNIT COLOUR: T.B.C.
15	GLASS DOUBLE BY PASS WAND DOOR UNIT COLOUR: T.B.C.
16	GLASS BY PASS WAND DOOR UNIT COLOUR: T.B.C.
17	EXTERIOR DOOR UNIT COLOUR: T.B.C.
18	GLASS PANEL ON GARAGE DOOR UNIT COLOUR: T.B.C.
19	DECORATIVE PARAPET CAP COLOUR: T.B.C.
20	PARAPET MTD. GLASS RAILING COLOUR: T.B.C.
21	SEAMLESS GLASS RAILING COLOUR: T.B.C.
22	OPEN ROOF TRELLIS FEATURE SPEC: T.B.C.

COPYRIGHT RESERVED

These designs & drawings, at all times, remain the exclusive property of the designer DESIGN MARQUE or DANSON FONG and cannot be used or reproduced without written consent. Written dimensions shall have precedence over scaled dimensions. Contractors / builders shall verify and be responsible for all dimensions and conditions on the job and the designer shall be informed of any variations from the dimensions and conditions shown on the drawing.

residential design consultants
architectural institute of british columbia
www.designmarque.com

design marque

Design Marque Consulting Ltd.
105 - 2433 Bellevue Avenue
West Vancouver, BC V7V 1E1
Phone: 604 925 4101
Email: design_marque@yahoo.ca

Date	Details	No.
Feb. 13, 2014	Submitted for BP	01

Drawing Revisions / Issues:

Project:

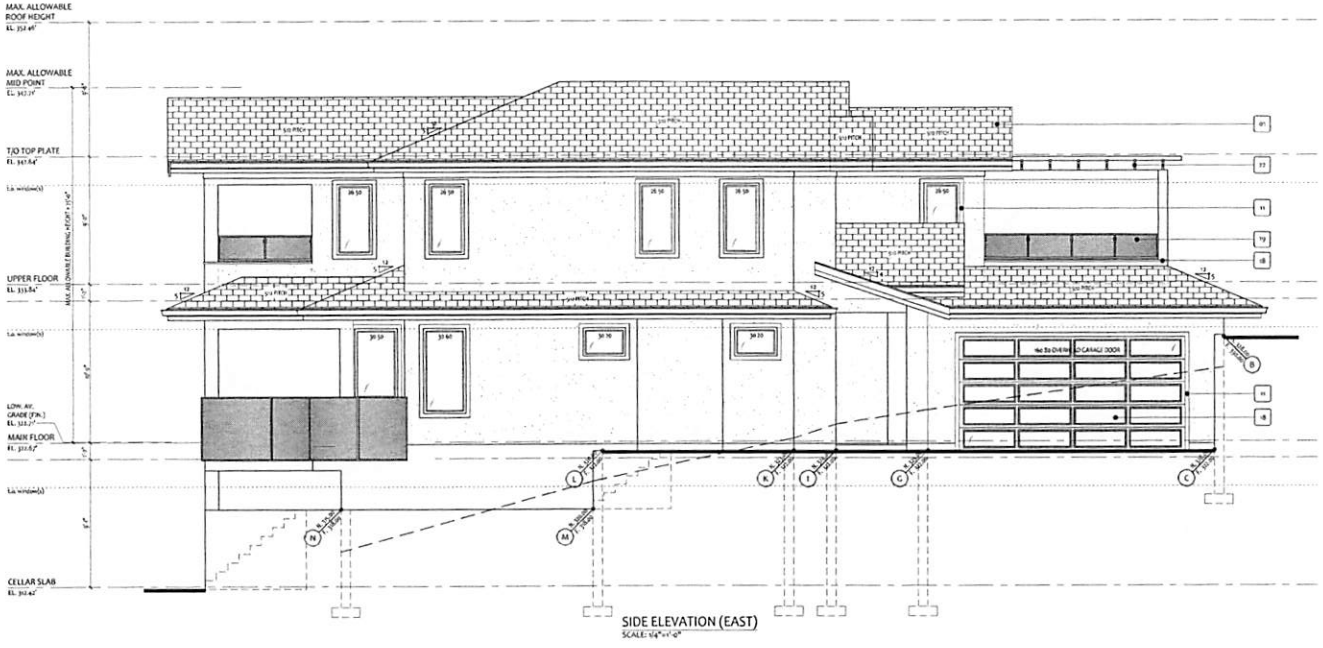
Global Pacific Ventures

3324 Westmount Road
WEST VANCOUVER, BC

Drawing Title:

MAIN HOUSE ELEVATIONS

Drawn By: RWL	Job No. -
Approved By: MT	Date: Jan. 23, 2014
Scale: 1/4"=1'-0"	Drawing No. A7



SPATIAL SEPARATION SUMMARY

WEST (SIDE) FACE:		EAST (SIDE)	
LIMITING DISTANCE:	8.50 FT. (2.59M.)	LIMITING DISTANCE:	13.50 FT. (4.11M.)
EXPOSED BUILDING FACE:	893.95 SQ. FT. (83.1 SQ. M.)	EXPOSED BUILDING FACE:	607.84 SQ. FT. (57.49 SQ. M.)
PERMITTED AREA OF UNPROTECTED OPENINGS:	178.79 SQ. FT. (16.61)	PERMITTED AREA OF UNPROTECTED OPENINGS:	153.53 SQ. FT. (14.26%)
PROPOSED AREA OF UNPROTECTED OPENINGS:	87.50 SQ. FT.	PROPOSED AREA OF UNPROTECTED OPENINGS:	67.50 SQ. FT.

HIGHEST BUILDING FACE SUMMARY

SOUTH (REAR) FACE:		EAST (SIDE) FACE:	
LENGTH OF FACE	64.00'	LENGTH OF FACE	40'-00"
LENGTH OVER 10' LINE	0.00'	LENGTH OVER 10' LINE	0.00'
LENGTH UNDER 10' LINE	64.00'	LENGTH UNDER 10' LINE	40.00'
CONFORMING PERCENTAGE	100.0%	CONFORMING PERCENTAGE	100.0%

GENERAL NOTES:

WINDOW WELLS & SUNKEN ENTRY (DEEPER THAN 24") TO HAVE MIN. 42" HIGH GUARD RAILS OR METAL GRATE COVERS.

MAIN HOUSE - EXTERIOR FINISHES:

01	WOODEN SLATE ON SIMILAR ROOF COLOUR: T.B.C.
02	1x6 ON 2x10 FASCIA COLOUR: T.B.C.
03	ALUMINUM GUTTER COLOUR: T.B.C.
04	FALSE RAFTER TAIL COLOUR: T.B.C.
05	WOOD SOFFIT W/ CONTINUOUS VENT COLOUR: T.B.C.
06	DECORATIVE GABLE END VENT COLOUR: T.B.C.
07	FIBER CROWN TRIM COLOUR: T.B.C.
08	SMOOTH STUCCO COLOUR: T.B.C.
09	4" NATURAL STONE CLADDING COLOUR: T.B.C.
10	VINYL WINDOW FRAMES WITH LOW 'E' GLASS COLOUR: T.B.C.
11	1x4 DOOR & WINDOW TRIM COLOUR: T.B.C.
12	SOLID DOOR c/w SIDE LIGHT UNIT COLOUR: T.B.C.
13	GLASS FOLDING NANO DOOR UNIT COLOUR: T.B.C.
14	GLASS TRIPLE BI-PASS NANO DOOR UNIT COLOUR: T.B.C.
15	GLASS DOUBLE BI-PASS NANO DOOR UNIT COLOUR: T.B.C.
16	GLASS BI-PASS NANO DOOR UNIT COLOUR: T.B.C.
17	EXTERIOR DOOR UNIT COLOUR: T.B.C.
18	GLASS PANEL ON GARAGE DOOR UNIT COLOUR: T.B.C.
19	DECORATIVE PARAPET CAP COLOUR: T.B.C.
20	PARAPET MTD. GLASS RAILING COLOUR: T.B.C.
21	SEAMLESS GLASS RAILING COLOUR: T.B.C.
22	OPEN ROOF TRELLIS FEATURE SPEC: T.B.C.

COPYRIGHT RESERVED

These designs & drawings, at all times, remain the exclusive property of the designer DESIGN MARQUE or DANSON FONG and cannot be used or reproduced without written consent. Written dimensions shall have precedence over scaled dimensions. Contractors / builders shall verify and be responsible for all dimensions and conditions on the job and the designer shall be informed of any variations from the dimensions and conditions shown on the drawing.

residential design consultants
architectural institute of british columbia
www.designmarque.com

Design Marque

Design Marque Consulting Ltd.
105 - 2433 Bellevue Avenue
West Vancouver, BC V7V 1E1
Phone: 604 925 4101
Email: design_marque@yahoo.ca

Date	Details	No.
Feb. 13, 2014	Submitted for BP	01

Drawing Revisions / Issues:

Project:

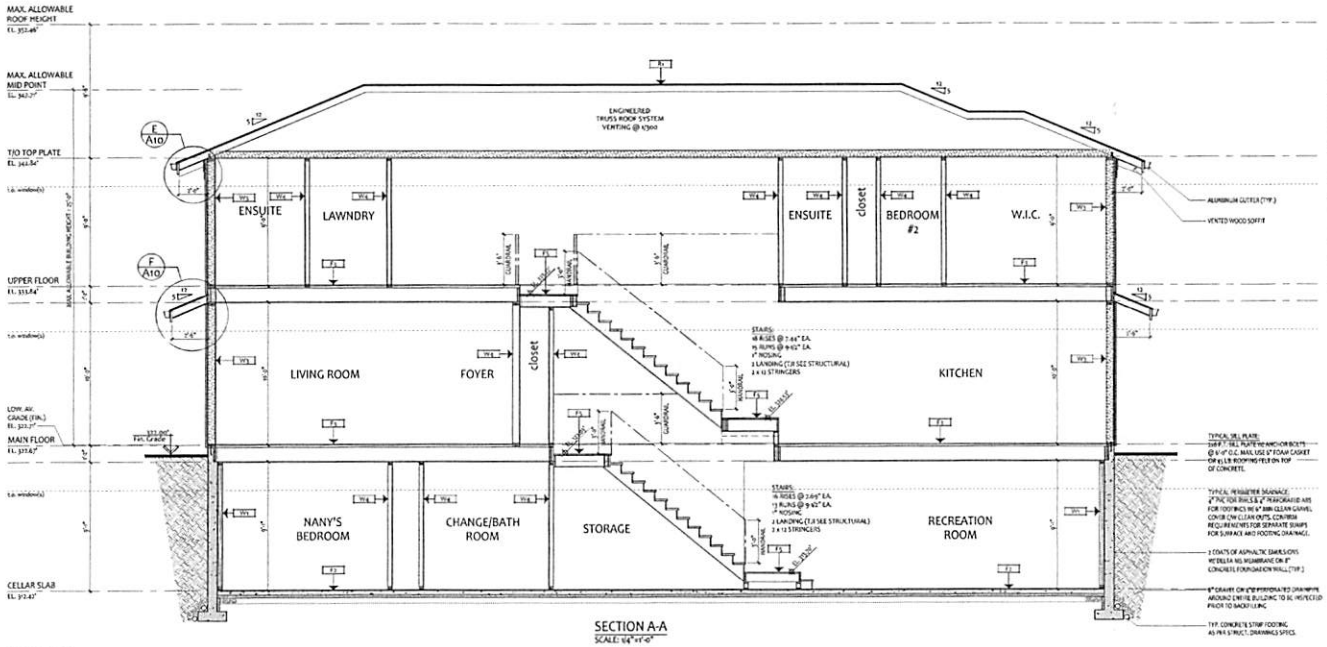
Global Pacific Ventures

3324 Westmount Road
WEST VANCOUVER, BC

Drawing Title:

MAIN HOUSE ELEVATIONS

Drawn By: RWL	Job No. -
Approved By: MT	Date: Jan. 23, 2014
Scale: 1/4"=1'-0"	Drawing No. A8



NOTE: ALL UPPER ROOF OVERHANG TO BE 2'-0" (FROM FACE OF SHEATHING TO INSIDE FACE OF FASCIA) EXCEPT OTHERWISE NOTED

NOTE: ALL LOWER ROOF OVERHANG TO BE 1'-6" (FROM FACE OF SHEATHING TO INSIDE FACE OF FASCIA) EXCEPT OTHERWISE NOTED

NOTE: ALL ENGINEERED TRUSS HEEL HEIGHT TO BE 6" (FROM TOP PLATE TO TOP OF "TRUSS") EXCEPT OTHERWISE NOTED

DOUBLE GLAZED VINYL FRAME LOW "E" WINDOWS (TYP.) HEADER HT:
- 80" FROM UPPER FLOOR, U.N.O.
- 96" FROM MAIN FLOOR, U.N.O.
- 96" FROM CELLAR FLOOR, U.N.O.

NOTE: ALL WINDOWS AND SKYLIGHTS TO HAVE LOW "E" GLAZING

MAIN HOUSE CONSTRUCTION ASSEMBLIES

F1 TYP. CONC. FLOOR SLAB ASSEMBLY
4" CONC. FLOOR SLAB
6 MIL. POLY. V.B. (RYN 4" LAP @ JOINTS)
4" COMPACTED GRAVEL
SOLID BEARING

F2 TYP. CONC. FLOOR SLAB ASSEMBLY (W/SIDEWALKS)
FLOOR FINISH
4" CONC. FLOOR SLAB
RADIANT HEATING PIPES ON WIRE MESH
6 MIL. POLY. V.B. (RYN 4" LAP @ JOINTS)
R19 RIGID INSULATION
4" COMPACTED GRAVEL
SOLID BEARING

F3 TYP. FLOOR ASSEMBLY (RADIANT FLOOR)
FLOOR FINISH
1 1/2" LIGHTWEIGHT CONC. TOPPING
RADIANT HEATING PIPES ON WIRE MESH
3/8" T&G PLYWOOD SUBFLOOR
TJI FLR. JOISTS @ 16" O.C. AS PER STRUCT. DRAWINGS
3/8" GYPSUM BOARD

F4 TYP. FLOOR ASSEMBLY (RADIANT FLOOR)
FLOOR FINISH
1 1/2" LIGHTWEIGHT CONC. TOPPING
RADIANT HEATING PIPES ON WIRE MESH
3/8" T&G PLYWOOD SUBFLOOR
TJI FLR. JOISTS @ 16" O.C. AS PER STRUCT. DRAWINGS
FILL CAVITY W/ R28 SPRAYED VAPOR BARRIER U.B. POLYURETHANE INSUL.
METAL SOFFIT

F5 TYP. WOOD FLOOR ASSEMBLY
FLOOR FINISH
3/8" T&G PLYWOOD SUBFLOOR
TJI FLR. JOISTS @ 16" O.C. AS PER STRUCT. DRAWINGS
1/2" GYPSUM BOARD

W1 TYP. FOUNDATION FURRING WALL
CONC. FOUNDATION WALL AS PER STRUCT. DRAWINGS
1/2" AIR SPACE
2"x4" WOOD STUDS @ 16" O.C.
R12 BATT INSULATION
6 MIL. POLY. V.B. (CAULK OPENINGS & SEAL JOINTS)
1/2" GYPSUM BOARD (DOUBLE SCREW @ 16" O.C.)

W2 TYP. FOUNDATION WALL
2 COATS OF ASPHALTIC EMULSIONS
W. DELTA MS MEMBRANE
CONC. FOUNDATION WALL AS PER STRUCT. DRAWINGS

W3 TYP. EXTERIOR WALL ASSEMBLY (STUCCO OR STONE)
WALL FINISH
REINF. MAT OR WIRE MESH ON 1"x3" STRAPPING
BUILDING PAPER (TAPE OR SEAL JOINTS)
1/2" PLYWOOD SHEATHING
2"x4" WOOD STUDS @ 16" O.C.
R12 BATT INSULATION
6 MIL. POLY. V.B. (CAULK OPENINGS & SEAL JOINTS)
1/2" GYPSUM BOARD (DOUBLE SCREW @ 16" O.C.)

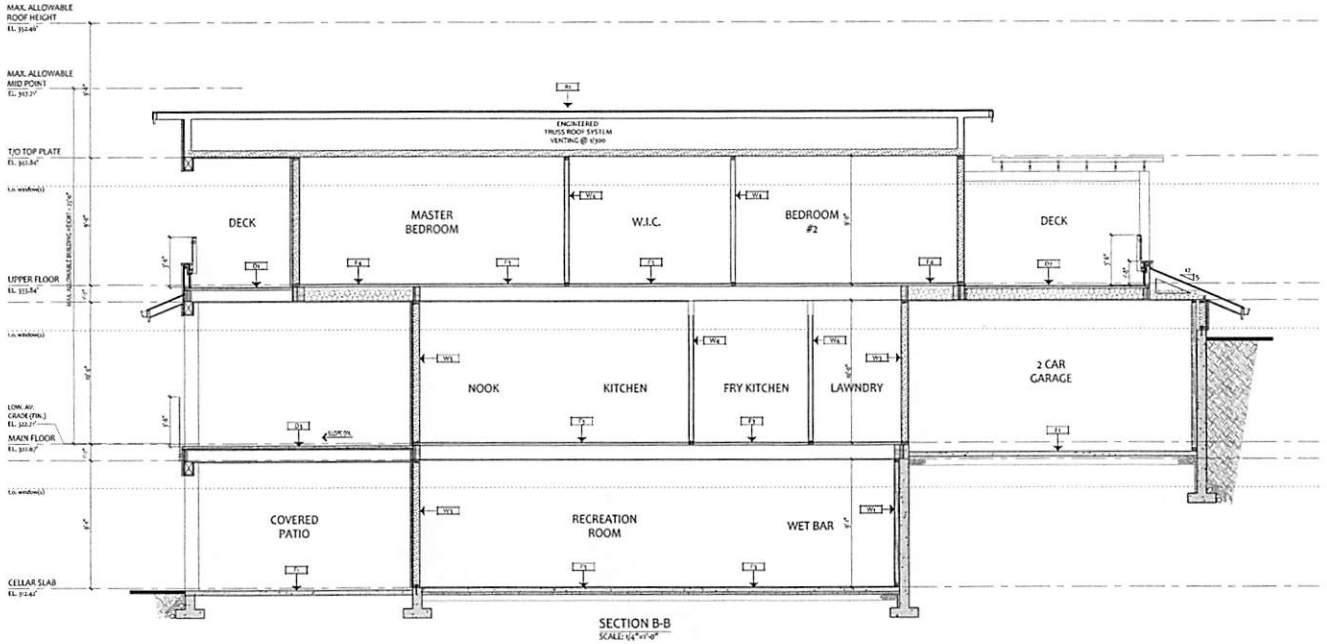
W4 TYP. INTERIOR WALL ASSEMBLY
1/2" GYPSUM BOARD
2"x4" OR 2x6 WOOD STUDS @ 16" O.C.
1/2" GYPSUM BOARD

R1 TYP. TRUSS ROOF ASSEMBLY
ROOF FINISH
15 LB. FELT UNDERLAYMENT
3/8" PLYWOOD SHEATHING W/ H-CLIPS
ROOF TRUSSES AS PER STRUCT. DRAWINGS
R40 BATT INSULATION
6 MIL. POLY. V.B. (CAULK OPENINGS & SEAL JOINTS)
3/8" GYPSUM BOARD

D1 TYP. DECK ASSEMBLY (JOISTS)
1/2" DECK TIN SH
1 PLY EDGE ON MEMBRANE
3/8" T&G PLYWOOD SHEATHING
TAPERED 2x SLEEPERS SLOPE TO DRAIN (1/8 MIN.)
DECK JOISTS AS PER STRUCT. DRAWINGS
VENTED SOFFIT

D2 TYP. DECK ASSEMBLY (JOISTS)
1/2" DECK TIN SH
1 PLY EDGE ON MEMBRANE
3/8" T&G PLYWOOD SHEATHING
TAPERED 2x SLEEPERS SLOPE TO DRAIN (1/8 MIN.)
DECK JOISTS AS PER STRUCT. DRAWINGS
FILL CAVITY W/ R28 SPRAYED VAPOR BARRIER & POLYURETHANE INSUL.
3/8" GYPSUM BOARD

D3 TYP. DECK ASSEMBLY (JOISTS)
2" CONCRETE TOPPING SLOPE TO DRAIN (1/8 MIN.)
2 PLY WATERPROOF MEMBRANE
3/8" T&G PLYWOOD SHEATHING
HOORDEK JOISTS AS PER STRUCT. DRAWINGS
VENTED METAL SOFFIT



COPYRIGHT RESERVED

These designs & drawings, at all times, remain the exclusive property of the designer DESIGN MARQUE or DANSON FONG and cannot be used or reproduced without written consent. Written dimensions shall have precedence over scaled dimensions. Contractors / builders shall verify and be responsible for all dimensions and conditions on the job and the designer shall be informed of any variations from the dimensions and conditions shown on the drawing.

residential design consultants · architectural institute of british columbia

www.designmarque.com

design marque

Design Marque Consulting Ltd.
105 - 2433 Bellevue Avenue
West Vancouver, BC V7V 1E1
Phone: 604 925 4101
Email: design_marque@yahoo.ca

Date	Details	No.
Feb. 13, 2014	Submitted for BP	01

Drawing Revisions / Issues:

Project:

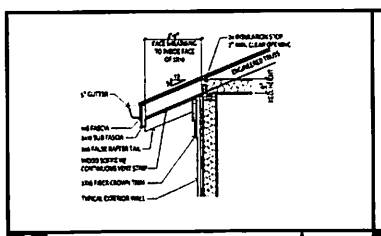
Global Pacific Ventures

3324 Westmount Road
WEST VANCOUVER, BC

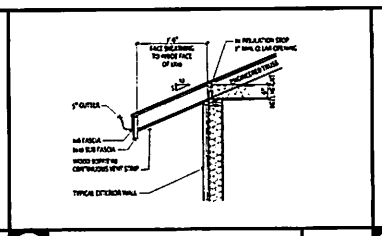
Drawing Title:

MAIN HOUSE SECTION
CONSTRUCTION ASSEMBLIES

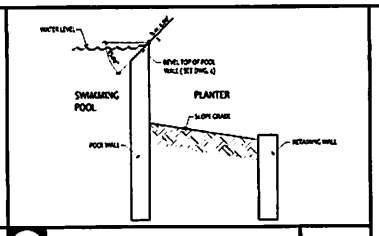
Drawn By: RWL	Job No. -
Approved By: MT	Date: Jan. 23, 2014
Scale: 1/4"=1'-0"	Drawing No. A9



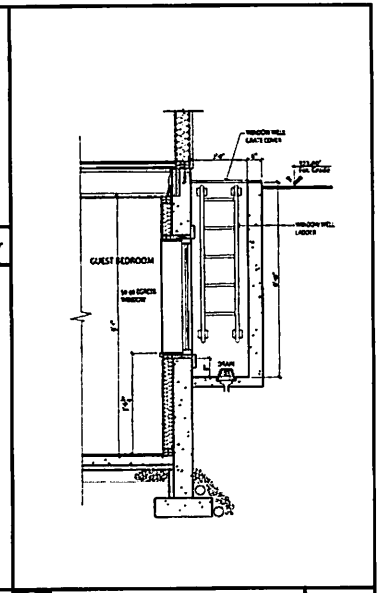
E UPPER ROOF SOFFIT SCALE 1/2" = 1'-0"

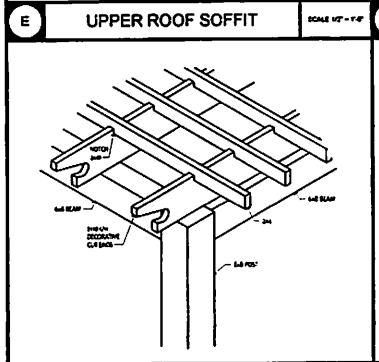


F LOWER ROOF SOFFIT SCALE 1/2" = 1'-0"

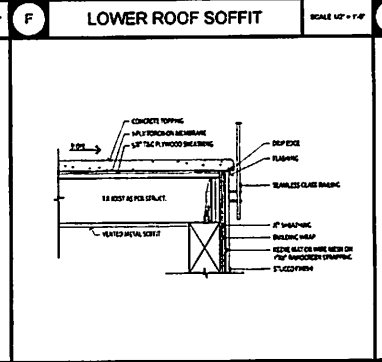


G POOL EDGE DETAIL SCALE 1/2" = 1'-0"

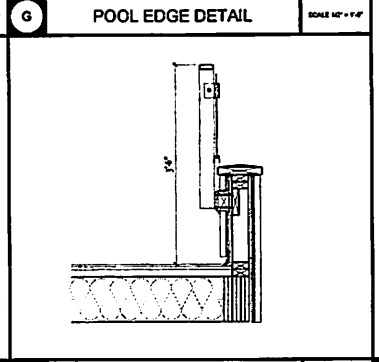




H OPEN ROOF TRELLIS SCALE 1/2" = 1'-0"



J DECK EDGE DETAIL SCALE 1" = 1'-0"



K PAREPET/GUARDRAIL DETAIL SCALE 1" = 1'-0"

L WINDOW WELL SECTION SCALE 1/2" = 1'-0"

COPYRIGHT RESERVED

These designs & drawings, at all times, remain the exclusive property of the designer DESIGN MARQUE or DAMSON FONG and cannot be used or reproduced without written consent. Written dimensions shall have precedence over scaled dimensions. Contractors / builders shall verify and be responsible for all dimensions and conditions on the job and the designer shall be informed of any variations from the dimensions and conditions shown on the drawing.

residential design consultants
architectural institute of british columbia

Design Marque

Design Marque Consulting Ltd.
105 - 3413 Bellevue Avenue
West Vancouver, BC V7V 1E1
Phone: 604 925 4101
Email: design_marque@yahoo.ca

Date	Details	No.
Feb. 13, 2014	Submitted for DP	01

Drawing Revisions / Issues:

Project:

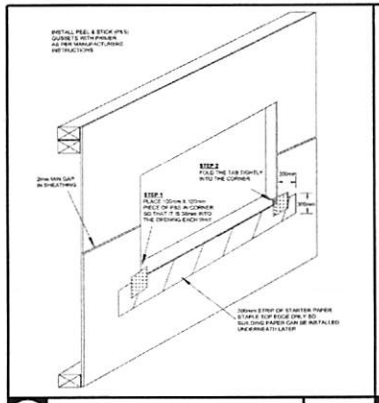
Global Pacific Ventures

3324 Westmount Road
WEST VANCOUVER, BC

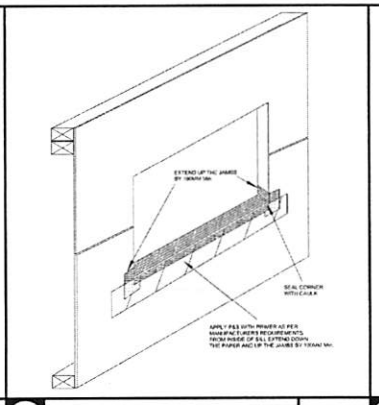
Drawing Title:

MAIN HOUSE SECTION
CONSTRUCTION ASSEMBLIES
DETAILS

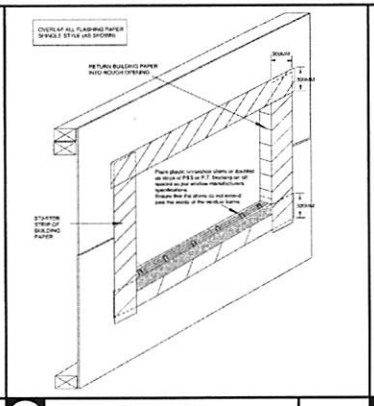
Drawn By: RWL	Job No. -
Approved By: MT	Date: Jan. 23, 2014
Scale: AS NOTED	Drawing No. A10



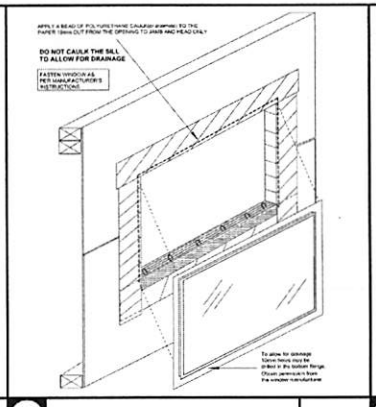
AA SILL FLASHING PAPER N.T.S



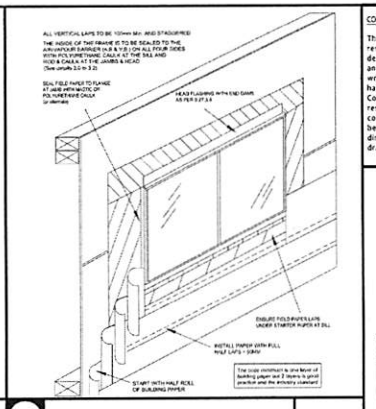
BB SILL FLASHING P & S N.T.S



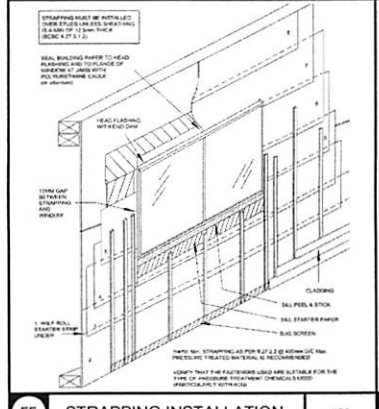
CC P & S and FLASHING PAPER N.T.S



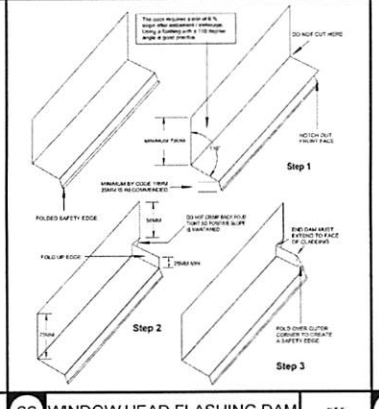
DD WINDOW INSTALLATION N.T.S



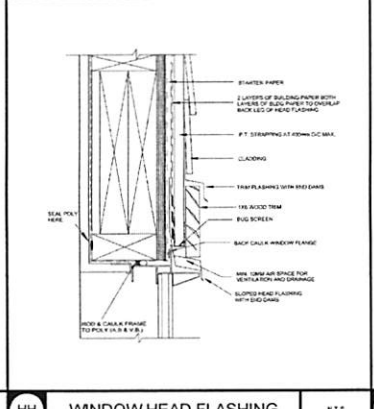
EE BUILDING PAPER INSTALL. N.T.S



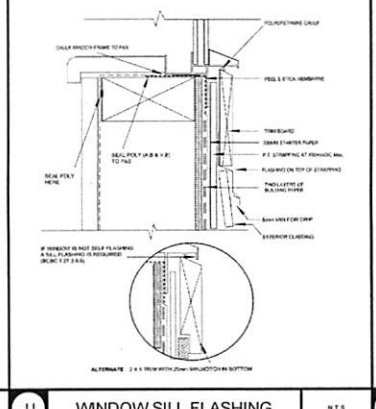
FF STRAPPING INSTALLATION N.T.S



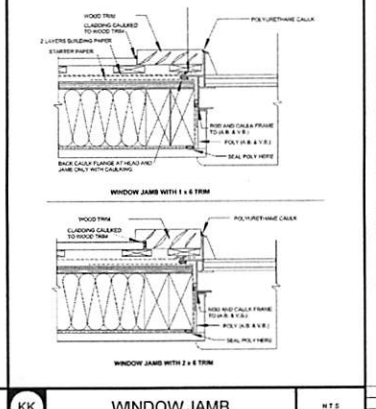
GG WINDOW HEAD FLASHING DAM N.T.S



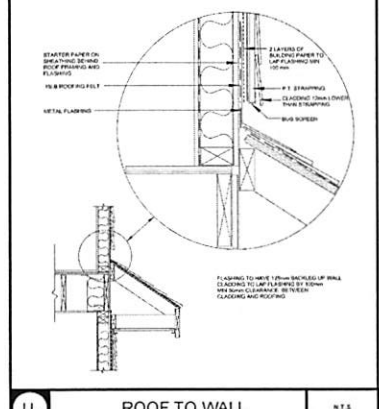
HH WINDOW HEAD FLASHING N.T.S



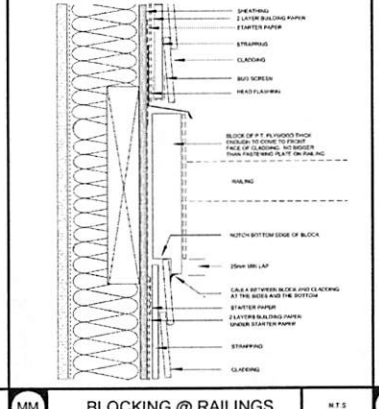
JJ WINDOW SILL FLASHING N.T.S



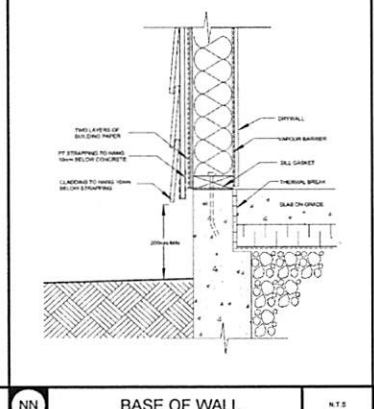
KK WINDOW JAMB N.T.S



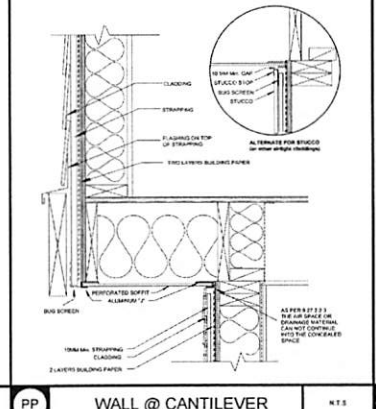
LL ROOF TO WALL N.T.S



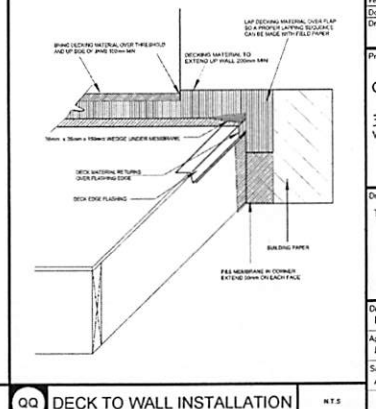
MM BLOCKING @ RAILINGS N.T.S



NN BASE OF WALL N.T.S



PP WALL @ CANTILEVER N.T.S



QQ DECK TO WALL INSTALLATION N.T.S

COPYRIGHT RESERVED

These designs & drawings, at all times, remain the exclusive property of the designer DESIGN MARQUE or DANSON FONG and cannot be used or reproduced without written consent. Written dimensions shall have precedence over scaled dimensions. Contractors / builders shall verify and be responsible for all dimensions and conditions on the job and the designer shall be informed of any variations from the dimensions and conditions shown on the drawing.

residential design consultants
architectural institute of british columbia

Design Marque

Design Marque Consulting Ltd.
105 - 2433 Bellevue Avenue
West Vancouver, BC V7V 1E1
Phone: 604 925 4101
Email: design_marque@yahoo.ca

Date	Details	No.
Feb. 13, 2014	Submitted for BP	01

Drawing Revisions / Issues:

Project:

Global Pacific Ventures

3324 Westmount Road
WEST VANCOUVER, BC

Drawing Title:

TYPICAL DETAILS

Drawn By: RWL	Job No. -
Approved By: MT	Date: Jan. 23, 2014
Scale: AS NOTED	Drawing No. A11